



# City of Columbia City Legislative Briefing

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CITY COUNCIL BRIEFING

January 16, 2025

# Previous Housing Law Updates

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- SB 1051 OAR 660-008-0015:
  - Only clear and objective standards, conditions and procedures regulating the development of needed housing on buildable land. The standards, conditions and procedures may not have the effect, either in themselves or cumulatively, of discouraging needed housing through unreasonable cost or delay.
- HB 4064 – Manufactured and Prefabricated Homes
- HB 2001 – Middle Housing Bill and Oregon Housing Needs Analysis
- HB 2003 – Housing production strategy / housing capacity analysis



# Housing Accountability & Production Office

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- Established under SB 1537
- Provides range of financial and technical support
- Review complaints from housing developers, the general public, DLCD, or DCBS
- Focused on compliance and remedying violations



# SB 1537 – Mandatory Adjustments

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Requires local governments grant adjustments (deviation from an existing land use regulation) to specific development and design standards applied to the development of housing if the application meets certain conditions:

- Building permit or quasi-judicial, limited, or ministerial land use decision
- On land zoned to allow for residential or mixed-use
- Minimum net residential density of 5 units per net acre
- Will create new housing units
- Meets other additional criteria

No more than 10 distinct adjustments may be requested

Effective January 1st, 2025



# SB 1537 – Mandatory Adjustments

§ 38	Development or Design Standard	Required Eligible Adjustment Amount
(4)(a)	Side or rear setbacks	Must allow an adjustment up to 10% of required setback distance.
(4)(b)	For an individual development project, common area, open space or area that must be landscaped on the same lot or parcel as proposed housing	Must allow a reduction up to 25%
(4)(c)	Parking minimums	Must be eligible for a full adjustment
(4)(d)	Minimum lot sizes	Must allow an adjustment up to 10%, and including up to a 10% adjustment to lot widths or depths
(4)(e)	Maximum lot sizes	Must allow an adjustment up to 10%, including up to a 10% adjustment to lot widths or depths, if the adjustment results in more dwelling units than would be allowed without adjustment, and the adjustment does not result in reduction of density below the minimum applicable density
(4)(f)	Building lot coverage	Must allow an adjustment up to 10%
(4)(g) (A)(i)*	Bicycle parking (minimum spaces)	Must allow an adjustment to the minimum number of spaces for use by residents, provided the application includes at least one-half space per residential unit
(4)(g) (A)(ii)*	Bicycle parking (location)	Must allow an adjustment to the location of bike parking spaces, provided lockable, covered bike parking spaces are within or adjacent to the residential development
(4)(g)(B)*	Building height maximums (excluding cottage clusters)	Must allow an adjustment in addition to any existing applicable height bonuses; Must allow an adjustment up to the greater of "one story" or 20% of the base zone height
(4)(g) (C)*	Unit density maximums	Must allow an amount necessary to account for other adjustments under this section

*\*Only applicable to manufactured dwelling parks, middle housing, multi-unit, and mixed use residential.*



# SB 1537 – Mandatory Adjustments

(4)(g) (D)(i)*	Prohibitions on ground floors of mixed use buildings against residential uses except for one face of the building facing the street & within 20 ft of the street	Must be eligible for a full adjustment
(4)(g) (D)(ii)*	Prohibitions on ground floors of mixed use buildings against nonresidential active uses that support the residential uses of the building	Must be eligible for a full adjustment
(5)(a)	Facade materials, color or pattern	Must be eligible for a full adjustment
(5)(b)	Facade articulation	Must be eligible for a full adjustment
(5)(c)	Roof forms and materials	Must be eligible for a full adjustment
(5)(d)	Entry and garage door materials	Must be eligible for a full adjustment
(5)(e)	Garage door orientation unless adjacent to or across from school/public park	Must be eligible for a full adjustment
(5)(f)	Window materials except bird-safe glazing requirements	Must be eligible for a full adjustment
(5)(g)	Total window area	Must allow up to 30% adjustment if application includes at least 12% of total façade as window area
(5)(h)(A)*	Building orientation requirements, not including transit street orientation requirements	Must be eligible for a full adjustment
(5)(h)(B)*	Building height transition requirements	Must be eligible for a full adjustment
(5)(h)(C)*	Requirements for balconies and porches	Must be eligible for a full adjustment
(5)(h)(D)*	Requirements for recesses and offsets	Must be eligible for a full adjustment
<i>*Only applicable to manufactured dwelling parks, middle housing, multi-unit, and mixed use residential.</i>		



# SB 1564 – Model Ordinances

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- Providing clear and objective standards for the development of various housing types within a UGB
- 3 model ordinances will be created – including one for cities with a population of less than 2,500
- Deadline for development of these ordinances is January 1, 2026

Related: Model Development Code for Small Cities (population 10,000 or less) is also undergoing an update through 2025



# 2025 Oregon Legislative Session

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- LC 0333 is a new middle housing package that builds upon SB 1537, curtails ability to require traffic impact analysis and impose exactions
- LC 0358 outlines a framework for the distributing of housing infrastructure funding (currently drafted as applying to affordable housing projects)
- LC 1066 would require local jurisdiction to evaluate health and safety impacts before approving certain industrial projects
- LC 1153 Require DLCD to start the process of modernizing Statewide Planning Goal 1 (adopted 50 years ago)

