

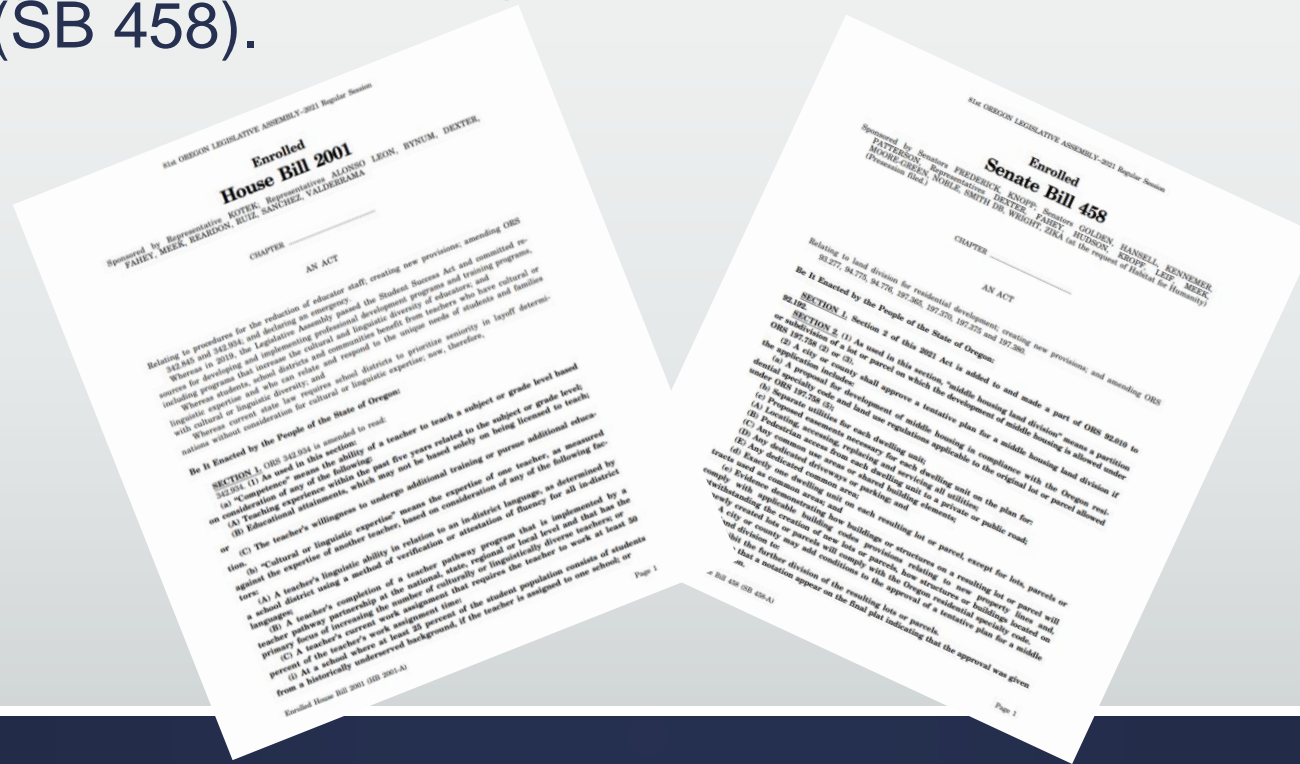


SUMMARY OF HB 2001 & SB 458 IMPLEMENTATION

*Refer to House Bill 2001, Senate Bill 458 and the proposed amendments for detailed information.
Draft amendments may change during the review process.*

What is HB 2001 and SB 458?

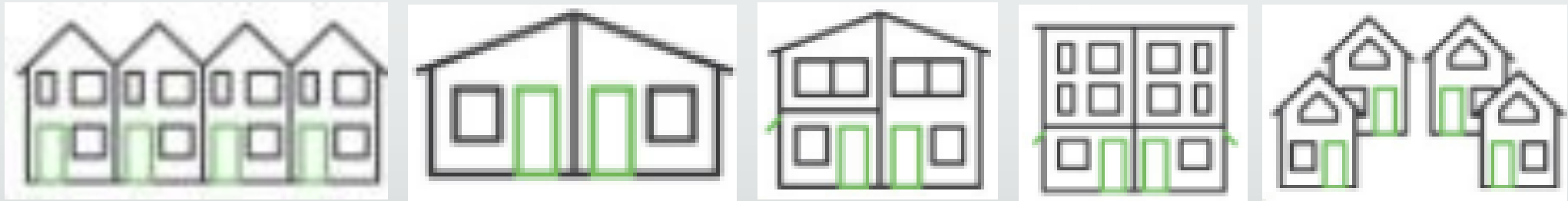
The Oregon Legislature passed House Bill 2001 and Senate Bill 458 to help increase the supply of housing, particularly more affordable housing options. As required by this state law, Happy Valley is updating the City's Land Development Code and Comprehensive Plan to comply. Alongside other cities in the State, the City of Happy Valley is required to allow property owners in all residential areas the option to construct a townhome, duplex, triplex, quadplex, or cottage cluster rather than a detached single-family dwelling (HB 2001) and remove barriers to purchasing the individual units (SB 458).



Intent of the Legislature

The changes are intended to provide community members more opportunities for housing that better fit their needs in the neighborhoods they love.

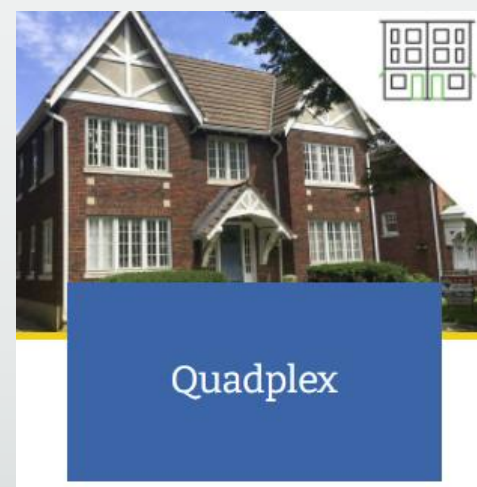
Though it is expected that detached single-family homes will remain the dominant housing type in most neighborhoods, the State expects this to gradually increase the housing supply up to 3% over time.



Images courtesy of Clackamas County

House Bill 2001: Summary

HB 2001 requires many communities across the state, such as the City of Happy Valley, to allow property owners the option to construct “middle housing” (townhome, duplex, triplex, quadplex, or cottage cluster) in residential areas where a detached home can be built. The Bill limits the City’s ability to mandate certain design features or site requirements for middle housing and assures a streamlined review process.



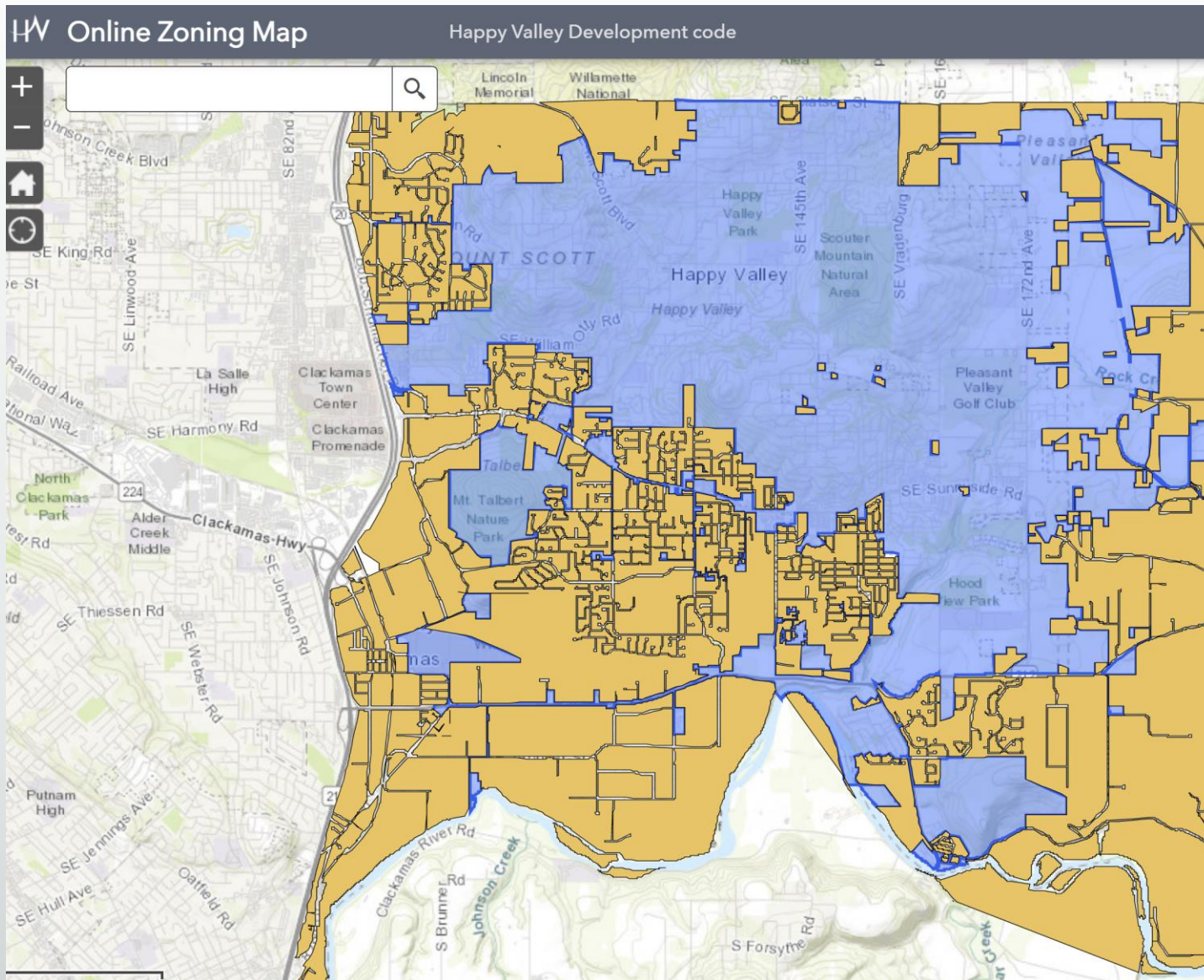
Images courtesy of Clackamas County

House Bill 2001: City Approach

The City of Happy Valley has an opportunity to implement the legislation with some extra requirements so the expanded housing options complement the community and maintain Happy Valley's small town feel. Though the City's ability to mandate certain design features or site requirements is limited, **the City's draft amendments include some optional design requirements.** A statewide model code will automatically apply if we do not adopt our own standards by July 1, 2022.



House Bill 2001: City Approach



The following zoning designations are affected: R-40, R-20, R-15, R-10, R-8.5, R-7, R-5, SFA, VTH, MUR-S, & MUR-A. Check your zoning at happyvalleyor.gov.

Summary of Major Changes: Single-Family Homes



- New minimum landscaping requirements

Summary of Major Changes: Townhomes



- Permitted with accompanying dimensional standards in zoning designations which allow single-family homes. Generally allowed up to 4 times the density of a detached home.
- Minimum of 1 parking space needed
- Added window coverage requirements
- Refined entry orientation standards
- Updated design requirements combining existing standards with statewide model code

Summary of Major Changes: Duplexes

- Permitted generally at the same density as a detached home with accompanying dimensional standards in zoning designations which allow single-family homes.
- Minimum of 1 parking space per dwelling



Summary of Major Changes: Triplex and Quadplexes



- Permitted with accompanying dimensional standards in zoning designations which allow single-family homes. Generally allowed the same density with exception of quadplexes in R-5 and MUR-S.
- Minimum parking reduced to 1 per dwelling
- Added garage standards and amended off-street parking standards
- Refined entry orientation standards.
- Added window coverage requirements.

Summary of Major Changes: Cottage Clusters

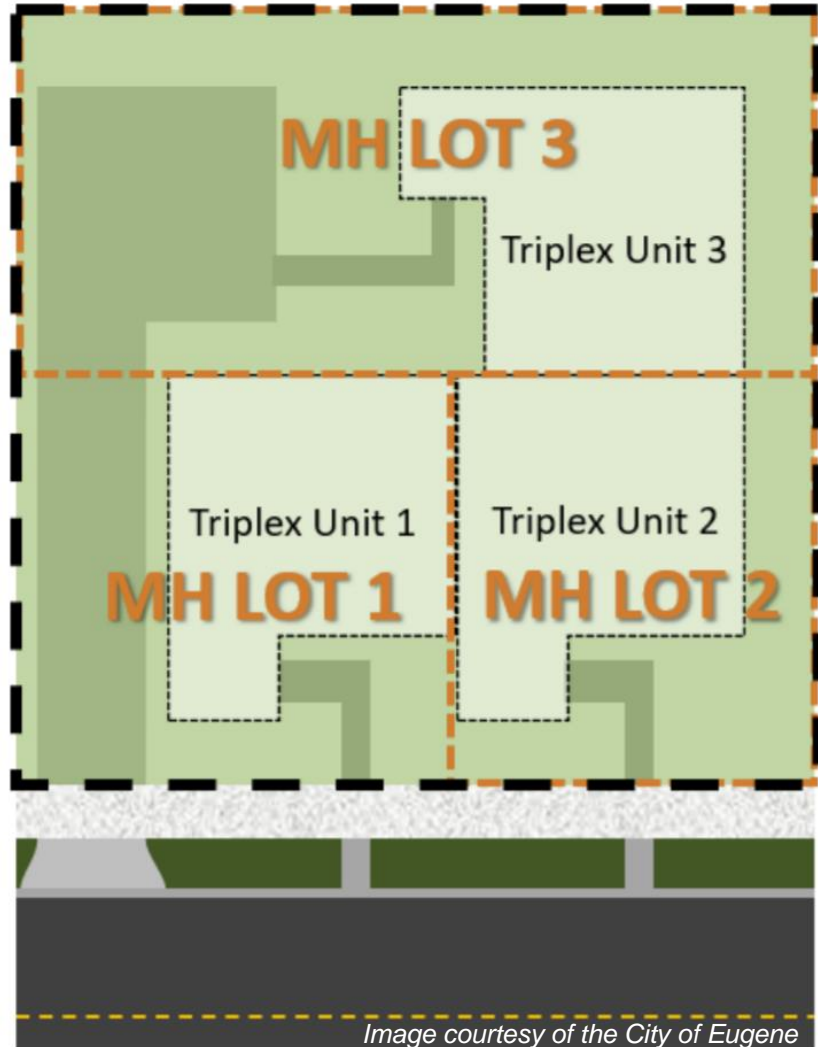


- Permitted with accompanying dimensional standards in zoning designations which allow single-family homes. Generally allowed the same density with the exception in R-5 and MUR-S.
- Minimum of 1 parking space per dwelling
- New standards from model code with minor refinements

Summary of Major Changes: Other

- Review process for middle housing does not include public notice or comment
- Added and clarified definitions
- Added exemption for pedestrian pathway requirements for middle housing
- Applied private street standards to all housing types
- Amended building orientation and entrance standards to face major street
- Refined driveway and access requirements
- Clarified applicable standards for expedited
- Exempting middle housing from multi-family standards which are not applicable to detached single-family dwellings such as outdoor recreation, pedestrian access and circulation, planned unit development, and general design review standards

Senate Bill 458: Summary



Requires Happy Valley to allow property owners to subdivide middle housing units (a triplex, quadplex, or cottage housing) so that the dwellings may be individually sold or owned with the land below them.

- The units may not be stacked on each other
- Each lot may only contain one dwelling
- Separate utilities for each dwelling unit
- Easements are required
- Frontage improvements and dedication required

Comprehensive Plan Amendments

As a long-term policy guiding document for the City, amendments to the Comprehensive Plan are proposed to incorporate housing policies supporting a wider range of housing options and affordability per the recommendations within the Housing Needs Analysis.



Happy Valley History
1829-2017
A graphic timeline of our community.

What is the Happy Valley Comprehensive Plan?
page 8

Land Use Goals and Policies
Defining the future.
page 2-12

Housing
Provide for the housing needs of all Happy Valley residents.
page 6-1



Find your happy place





Questions?

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