

HOUSE BILL 2001 FREQUENTLY ASKED QUESTIONS

The Oregon State Legislature passed House Bill (HB) 2001 during the 2019 regular session. This document summarizes the new law as it applies to future land use in Gresham.

? How does HB 2001 affect the types of housing allowed in Gresham?

There are no immediate changes. Any change that occurs is likely to happen gradually and incrementally. However, by June 30, 2022, Gresham is required to update its development code to:

- Allow duplexes on any lot that allows single-family dwellings; and
- Allow all middle housing types in any area zoned to allow single-family detached dwellings.

? What are middle housing types?

Middle housing types are defined by HB 2001 as duplexes, triplexes, quadplexes, townhomes, and cottage clusters. It defines a cottage cluster as a grouping of four or more detached housing units (with footprints of less than 900 square feet each) built around a courtyard, with a density of at least four units per acre.



? Does HB 2001 ban single family dwellings?

No, single-family detached dwellings will still be allowed. HB 2001 allows more types of housing to be constructed in low-density residential zones but does not restrict development of single-family detached dwellings.

? Why was HB 2001 created?

The principles behind HB 2001 are generally aligned with a national movement which calls for increasing housing of all types to alleviate shortages throughout the country. Here in Oregon, there is an increasing lack of housing, particularly housing priced to be affordable to the average resident. The state of Oregon remains one of the fastest growing in the country, but state policies, zoning codes, community opposition, and other factors have made it challenging to accommodate population growth. HB 2001 was created to help increase the amount and types of housing available to Oregonians.



How does HB 2001 affect Accessory Dwelling Units (ADUs)?

HB 2001 prevents local governments from requiring owner occupancy or additional parking for ADUs. ADUs are small, secondary housing units constructed on the same property as an existing house. ADUs can be attached to the main dwelling unit, above a detached garage, or freestanding. This provision goes into effect on January 1, 2020.



Can the City, private individuals, or homeowners' associations pass new regulations or rules to prevent middle housing in other ways?

HB 2001 prohibits middle housing from being restricted through alternate means, including documents recorded against a property or other governing documents that occur on or after August 8, 2019 (the effective date of the act). This means that homeowners' associations and related groups can't create new rules to prohibit middle housing.



How is Gresham going to respond to HB 2001?

The City of Gresham will comply with the requirements of HB 2001; however, it is still early in this process and a specific schedule has not been established. We anticipate that the process will include a fair amount of public outreach and an email sign-up for project updates will be available at www.GreshamOregon.gov/Middle-Housing.



Where can I find HB 2001 to read for myself?

HB 2001 can be found on the state legislature's information portal at <https://olis.leg.state.or.us/liz/2019R1/Measures/Overview/HB2001>.