

Date: 06 April 2021
Subject: King City Middle Housing Code Amendments
To: Mike Weston, Keith Liden, Planning Commission, King City, Oregon
From: Marcy McInnelly AIA, Urbsworks, Inc.

KING CITY MIDDLE HOUSING PROJECT | PUBLIC INVOLVEMENT MATERIALS

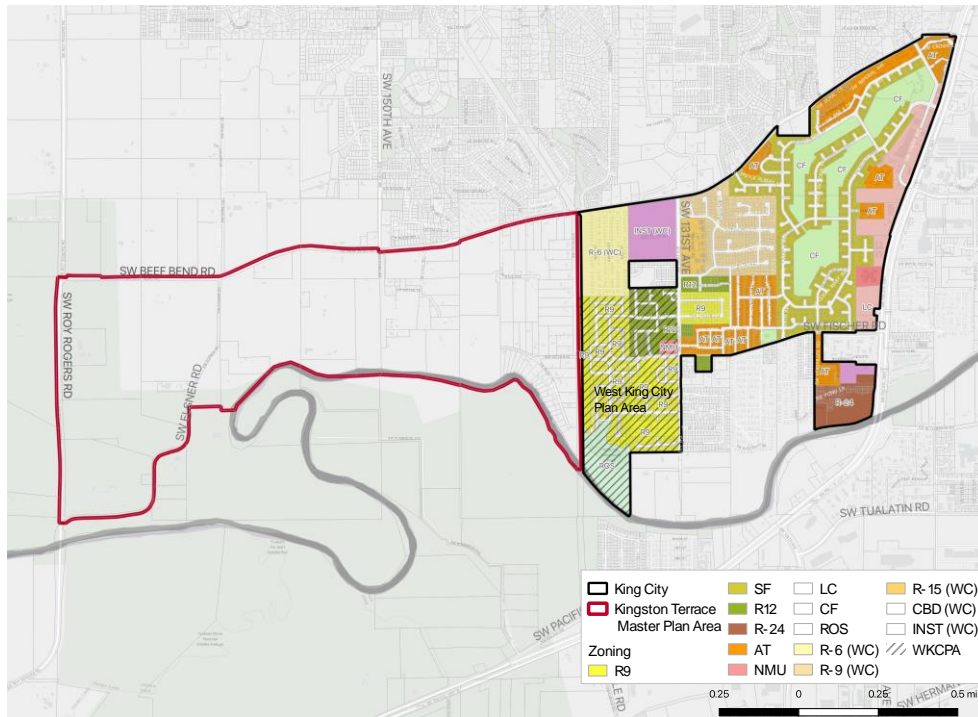
NEWSLETTER CONTENT

King City Middle Housing – Project Update

The King City Middle Housing Code Update project began in December of 2020 and will continue through June of 2021. The project will update the King City Comprehensive Plan (Plan) and Community Development Code (CDC) so that they fully comply with the Oregon State House Bill 2001 for Housing Choices. The objectives of this project are:

- Further expand the range of middle housing types, including duplexes, triplexes, quadplexes, townhouses and cottage clusters, which are to be allowed and encouraged citywide.
- Streamline the review and approval process with clear and objective standards for middle housing.
- Update dimensional standards and design criteria so they are consistently and fairly applied to all types of residential construction.

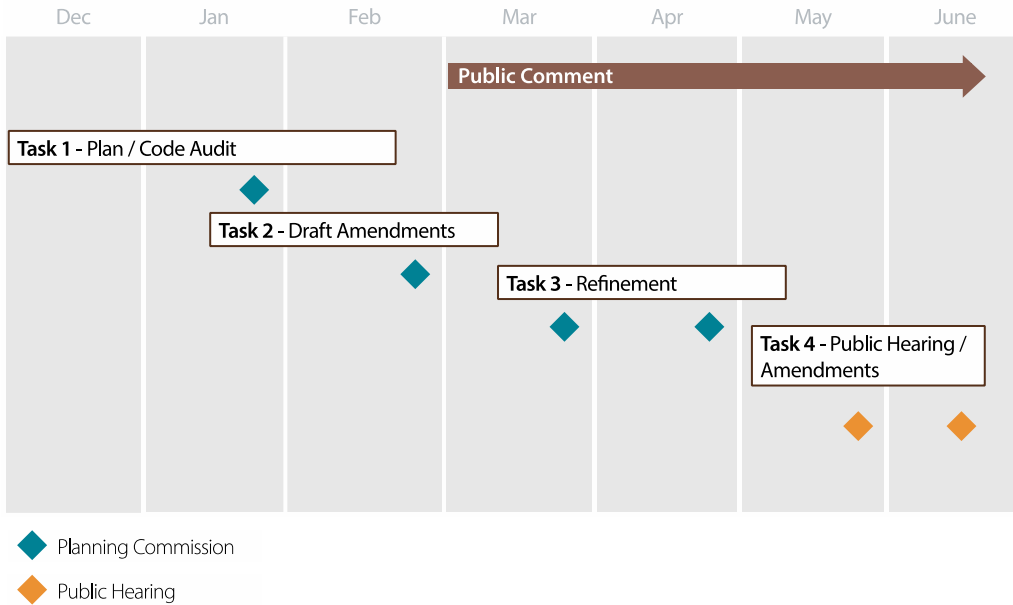
Updates resulting from this project will be incorporated into a larger city-led project to update the Plan and CDC overall. In addition to complying with HB 2001, the update will improve the code organization to facilitate necessary amendments over the next several years related to the King City Transportation System Plan (TSP) and Kingston Terrace planning efforts.



Areas impacted by HB 2001 include any zones that permit single detached dwellings and have a residential Comprehensive Plan designation. It will also affect future residential development in Kingston Terrace.

Project Timeline

The King City Middle Housing Code Update project is a seven-month project. The following schedule highlights key tasks and opportunities for public input. The City anticipates having hearings-ready amendments at the end of this project and will present them to the Planning Commission on May 26, 2021 and the City Council on June 9, 2021. Public hearings are an opportunity for people to comment on draft amendments.



FAQS CONTENT

What is middle housing?

Middle housing refers to housing types that fill the gap between apartments and detached single dwellings. They can include duplexes, triplexes, quadplexes, townhomes, and cottage clusters. HB 2001 includes specific definitions for each of these housing types.

- *Housing should be adaptable.* Household sizes are changing and evolving as their members pass through different phases of life.
- *There is a housing crisis.* Not just in Oregon but nationwide. There is not enough housing or enough types of housing to meet people’s needs.
- *Homes are more than just a place to live.* Especially during COVID-19. They serve as our workplaces, our schools, and how we take care of our families and friends.

What is the best way to comment on draft materials?

There will be two public hearings: at Planning Commission on May 26 and at City Council on June 9. You can attend either of these meetings to share your feedback on draft amendments. There is also a comment option as part of the [project website](#).

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 mirror 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 that the average resident can afford. Oregon is one of the fastest growing states 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 went 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 be restricted through alternate means, including documents recorded against a property or other governing documents that occur on or after Aug. 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.

Where can I find HB 2001 to read for myself?

HB 2001 can be found on the [Oregon State Legislature website](#)