



**DAN JOHNSON**  
DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT  
DEVELOPMENT SERVICES BUILDING  
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

## MEMORANDUM

TO: Board of County Commissioners  
Gary Schmidt, County Administrator

FROM: Dan Johnson, Director – Transportation and Development

DATE: April 6, 2021

RE: Update on Initial Public Engagement Related to House Bill 2001 (2019) Implementation

Taking this opportunity to update the Board on the initial public outreach for Phase 2 of the Land Use Housing Strategies project identified in the current Long Range Planning Work Program. In May 2020, the BCC supported the application for funding of “Public Engagement Support for Middle Housing Code Updates” and then in August 2020 the BCC approved the IGA with the Department of Land Conservation and Development (DLCD) to undertake the project and complete the work with the consultant by June 18<sup>th</sup> 2021. A consultant has been hired, and the team has begun their work. This is part of the overall Land Use Housing Strategies project, which staff will discuss with the Board in a planning session on April 28. However, the consultants’ work must begin sooner so that it can be completed by the June deadline for expenditure of the grant funds. As a result, we thought it was important to provide an update on the scope of the consultants’ work.

In 2019 the Oregon legislature passed House Bill 2001 (HB2001), which is commonly referred to as the “middle housing bill”. In accordance with HB2001, Clackamas County has until June 30, 2022 to modify its zoning code to provide for “middle housing” by allowing a duplex on any urban lot zoned for a detached single-family home, and by allowing triplexes, quadplexes, cottage clusters and townhouses in urban “areas” zoned for a detached single-family home. The county’s implementation of HB2001 will take place over the next 12-14 months and is a part of the second phase of the larger Land Use Housing Strategies project.

HB2001 included an allotment of funds for DLCD to provide as technical assistance grants to help jurisdictions with implementation. The county was awarded funds to engage consultants to develop and implement an equitable public engagement plan, including targeted outreach to communities of color and other communities that are typically underrepresented in planning processes. Two contracts have been executed for this work and an initial public engagement plan has been developed. After the grant-funded work concludes in June, staff will use the

connections and relationships made through the consultants' work to continue to engage the public throughout the code amendment process.

Primary objectives of the work with the consulting team are to:

- Understand the community's priorities and concerns with the implementation of HB2001 and potential infill in their neighborhoods with the various middle housing types through an equitable community engagement process.
- Advance socioeconomic, racial, and transportation equity in Clackamas County through strategic collaboration with community partners and creation of a shared vision for implementation of HB2001 that will be responsive to the different needs of different communities within the county.
- Lay the groundwork for updating applicable policies and regulations associated with implementation of HB2001 to ensure they will be responsive to the needs of the urban communities in the county.
- Provide the necessary foundation for the code amendments to help ensure successful passage through the adoption process.

The expected outcomes of the project are to have a comprehensive Public Outreach Plan that provides guidance for working with community-based organizations in urban unincorporated Clackamas County in order to connect with historically marginalized communities and support their engagement in the development of code amendments responsive to HB 2001. We also will have visually appealing, informative, and accessible outreach materials that are designed to engage multiple audiences through many unique outreach platforms. Finally, the county will have reliable and relevant information about the concerns, desires, and priorities of the different communities within the urban unincorporated area of Clackamas County that will inform the amendments to the development code and comprehensive plan to provide more housing opportunities through the implementation of HB 2001.

Below is a timeline of outreach efforts led by the consultant team, as well as the continuing efforts by the county to implement HB2001 into our Zoning & Development Ordinance (ZDO).

