

Climate-Friendly and Equitable Communities Implementation Guide



This document provides guidance for cities and counties within metropolitan areas implementing the Climate-Friendly and Equitable Communities program. The information provided in this document is based on the adopted rules as of November 30, 2023. This guide is for informational purposes only and is not determinative regarding the content or applicability of the adopted rules.

Pages 1-3 contain an overview of the program's implementation and reporting requirements. The table of implementation dates on pages 3-8 shows the year in which these requirements become applicable, grouped by metropolitan area. The task summaries on pages 9-12 outline the sections of the rules involved with the major task groups.

Alternative Dates: Cities, counties, or Metro may propose alternative implementation dates for some deadlines as provided in OAR 660-012-0012(3) ([guidance here](#)). Alternative date proposals may be submitted to the department, where staff review them against criteria, and the DLCD Director approves them or not. Alternative compliance dates for Eugene-Springfield and Salem-Keizer metropolitan area use this process in addition to the work program process for scenario planning in OAR 660-044-0100. Rules whose implementation dates can be modified through this process are in *italics* in the guide. **The DLCD Director has approved several alternative date requests, these alternative dates are not reflected in the compliance dates below ([report on alternative dates here](#)).**

Exemptions: The DLCD Director may grant a full or partial exemption from the provisions in Division 12 to cities and counties with a population under 10,000 within the urban area as provided in OAR 660-012-0055(7), ([guidance here](#)). An exemption may be requested by the jurisdiction. Exemptions granted shall last for a specified period. **The DLCD Director has approved exemptions for some jurisdictions, [these exemptions](#) are not reflected in the compliance dates below.**

Major Task Groups

Default dates for the required implementation of each task are outlined in the schedule of compliance dates. Further details of the rules involved with each task are listed after the compliance schedule table. Additional guidance is provided on the DLCD and ODOT CFEC web pages.

CFA Study – Study potential climate-friendly areas (CFA) (OAR 660-012-0315).

CFA Codes – Designate and make comprehensive plan, zoning map and code changes to implement climate-friendly areas (OAR 660-012-0320).

Parking A – Apply reduced parking mandates near frequent transit and for certain development types (OAR 660-012-0430 and 0440).

Parking B – Implement parking regulation improvements, and parking mandate reform (OAR 660-012-0400 through 0450).

TSP Updates – These rules only apply at the time of a major update to a transportation system plan (TSP).

TPR Development Regulations – Transportation Planning Rules (TPR) related regulations required with major transportation system plan updates. No specific update timeline unless indicated. Implement commercial and residential land use regulations (OAR 660-012-0330), and bicycle parking (OAR 660-012-630).

Individually Applicable Rules

Rules separate from the major task groups and with their own applicability date are listed below and in the schedule.

EV Conduit – Cities only; for new multifamily and multi-use development applications, require 40% of spaces have conduit to serve electric vehicle charging (OAR 660-012-0410); implement by March 31, 2023 per OAR 660-012-0012(5)(d).

Transportation Modeling – Transportation modeling or analysis used for a land use decision must comply with OAR 660-012-0210; decision must not increase VMT per capita; effective as of December 31, 2027. The department will work with the commission to amend this rule prior to the 2027 date. The updated substance and details will be worked out in a public rulemaking process. Therefore, that rule is not listed in the table of compliance dates below.

Additional CFA Designations – Identify and designate additional CFAs with UGB expansions effective June 30, 2027 (OAR 660-008-0010(3)).

Note: **TSP Update** and **TPR Development Regulations** apply to **all** jurisdictions in the table listed below. The rules do not establish an implementation deadline if ‘TSP Update’ and ‘TSP Development Regulations’ are not shown in the schedule. They are **not** exempt from these requirements. A deadline for these tasks may be established through approval of alternative dates.

Transportation Planning Rule Reporting

OAR 660-012-0900 requires cities and counties outside of Metro to submit annual reports. The reporting requirements are listed in the row of each metropolitan area (dark blue background). The compliance dates listed below for major reports are based on expected dates of Regional Transportation Plan (RTP) updates. The timing of a major report will be as determined by actual RTP adoption (OAR 660-012-0900(5)). The reporting requirement applies to each jurisdiction individually, although jurisdictions may coordinate to submit one report for the metropolitan area. Inside Metro, annual reporting will be completed by Metro (**cities and counties within Metro are not required to submit individual reports**).

Population Growth

Climate-Friendly Areas – see section on page 9, “Subsequent climate-friendly area designation.”

Parking Reform – OAR 660-012-0012(4)(f)(A) allows one year for jurisdictions that surpass the population thresholds provided in OAR 660-012-0400 to comply with the parking rules to which they become subject.

Compliance date for tasks in italics can be modified per OAR 660-012-0012(3)

	2022	2023	2024	2025	2026-2028	2029
Albany Area			TPR major report (5/31) ¹	TPR minor report (5/31)	TPR minor report (5/31) (major in 2028)	TPR minor report (5/31)
Albany	Parking A	CFA Study EV Conduit Parking B	CFA Codes			TSP TPR Dev Regs
Benton County, Linn County, Marion County (fewer than 5,000 population inside UGB)						
Jefferson, Tangent, and Millersburg	Parking A	EV Conduit Parking B				
Bend Area			TPR minor report (5/31)	TPR minor report (5/31)	TPR minor report (major report 2026) (5/31)	TPR minor report (5/31)
Bend	Parking A	CFA Study EV Conduit Parking B	CFA Codes			TSP TPR Dev Regs
Deschutes County ²						TSP TPR Dev Regs

¹ Next expected RTP updates: 2022: Central Lane, Corvallis; 2023: Albany, Salem-Keizer; 2024: Middle Rogue; 2025: Bend, Rogue Valley. TPR major report expected the year following adoption of RTP update. Future RTP updates expected every 4 years.

² Deschutes County population within UGBs in the metropolitan area is >5,000. However, Parking A, Parking B, CFA Study, and CFA Codes are not assumed to be applicable because the county does not provide urban services to these areas (OAR 660-012-0310(3); OAR 660-012-0400(1)(b)).

Compliance date for tasks in italics can be modified per OAR 660-012-0012(3)

	2022	2023	2024	2025	2026-2028	2029
Central Lane		Scenario Plan work program (6/30) Scenario Plan (12/31)	TPR minor report (5/31)	TPR minor report (5/31)	Scenario Plan code amendments and TSP (12/31) TPR minor report (5/31) (<i>major</i> in 2028)	TPR minor report (5/31)
Coburg	Parking A	EV Conduit Parking B			TSP (2026) TPR Dev Regs	
Eugene Springfield	Parking A	CFA Study EV Conduit Parking B	CFA Codes		TSP (2026) TPR Dev Regs	
Lane County ³					TSP (2026) TPR Dev Regs	
Corvallis Area			TPR major report (5/31)	TPR minor report (5/31)	TPR minor report (5/31) (<i>major</i> in 2028)	TPR minor report (5/31)
Adair Village	Parking A	EV Conduit Parking B				
Corvallis Philomath	Parking A	CFA Study EV Conduit Parking B	CFA Codes			TSP TPR Dev Regs
Benton County (fewer than 5,000 population inside UGB)						
Middle Rogue			TPR minor report (5/31)	TPR major report (5/31)	TPR minor report (5/31)	TPR major report (5/31)
Gold Hill Rogue River	Parking A	EV Conduit Parking B				
Grants Pass	Parking A	CFA Study EV Conduit Parking B	CFA Codes			TSP TPR Dev Regs
Jackson County						

³ Lane County population within UGBs in the metropolitan area is >5,000. However, Parking A, Parking B, CFA Study, and CFA Codes are not assumed to be applicable because the county does not provide urban services to these areas (OAR 660-012-0310(3); OAR 660-012-0400(1)(b)).

Compliance date for tasks in italics can be modified per OAR 660-012-0012(3)

	2022	2023	2024	2025	2026-2028	2029
Josephine County (fewer than 5,000 population inside UGB)						
Rogue Valley			TPR minor report (5/31)	TPR minor report (5/31)	TPR major report (5/31)	
Ashland Central Point Eagle Point Medford Talent	Parking A	CFA Study EV Conduit Parking B	CFA Codes			TSP TPR Dev Regs
Jacksonville Phoenix	Parking A	EV Conduit Parking B				
Jackson County (fewer than 5,000 population inside UGB)						
Salem/Keizer		Scenario Plan work program (6/30)	Scenario Plan (6/30) TPR major report (5/31)	Scenario Plan code amendments and TSP (6/25) TPR minor report (5/31)	TPR minor report (5/31) (major in 2028)	TPR minor report (5/31)
Salem Keizer	Parking A	CFA Study EV Conduit Parking B	CFA Codes	TSP TPR Dev Regs		
Marion County	Parking A	CFA Study Parking B	CFA Codes	TSP TPR Dev Regs		
Polk County (fewer than 5,000 population inside UGB)				TSP TPR Dev Regs		
Turner	Parking A	EV Conduit Parking B		TSP TPR Dev Regs		

Compliance date for tasks in italics can be modified per OAR 660-012-0012(3)

	2022	2023	2024	2025	2026-2028	2029
Portland Metro			TPR major report (5/31)	TPR minor report (5/31)	TPR minor report (5/31) (major in 2028)	TPR minor report (5/31)
TPR Rules specific to Metro: OAR 660-012-0140, Transportation System Planning in the Portland Metropolitan Area; OAR 660-012-0012(4)(d), town and regional center designation within Metro; OAR 660-012-0900(2), TPR Reporting.						
Metro UGMFP Region 2040 Centers [various jurisdictions]			Metro to establish requirements for adoption of Centers	Non-adopters to adopt Center boundaries and zoning		
Durham, Johnson City, Maywood Park, Rivergrove, King City, Wood Village	Parking A		EV Conduit <i>Parking B</i>			
Beaverton, Cornelius, Fairview, Forest Grove, Gladstone, Gresham, Happy Valley, Hillsboro, Lake Oswego, Milwaukie, Oregon City, Portland, Sherwood, Tigard, Troutdale, Tualatin, West Linn, Wilsonville (10k+)	Parking A		EV Conduit <i>Parking B</i>			
Clackamas County, Washington County	Parking A		<i>Parking B</i>			
Multnomah County ⁴						

⁴ Cities within Multnomah County have land use authority for unincorporated areas within UGB.

Parking A

Reduced Mandates – OAR 660-012-0430 and OAR 660-012-0440

Effective date December 31, 2022 per OAR 660-012-0012(5)(e) – directly applies to development applications submitted after that date; amend development standards by June 30, 2023 per 660-012-0012(4)(f)

- Reduced mandates for specific developments – cannot mandate more than 1 space/unit for residential developments with more than 1 unit
- No mandates for small units, affordable units, childcare, facilities for people with disabilities, shelters
- Reform near transit - no parking mandates allowed within $\frac{3}{4}$ mile of light or heavy rail stations or $\frac{1}{2}$ mile of frequent transit corridors

Parking B

Parking Regulation Improvements – OAR 660-012-0405

By June 30, 2023 per OAR 660-012-0012(4)(f) - amend development standards

- Preferential placement of carpool/vanpool parking
- Allow redevelopment of any portion of a parking lot for bike or transit uses
- Allow and encourage redevelopment of underused parking for other uses
- Allow and facilitate shared parking
- Parking lots more than $\frac{1}{2}$ acre in size must install 40% tree canopy OR solar panels, solar/wind fee-in-lieu, or green energy per OAR 330-0135-0010; requires street trees along driveways OR 30% canopy cover, required pedestrian facilities through parking lots; and utility coordination and tree planting standards for parking lot trees
- Adopt parking maximums in locations such as downtowns, regional or community center, and transit-oriented developments.

Parking Maximums and Evaluation in More Populous Communities – OAR 660-012-0415

By June 30, 2023 per OAR 660-012-0012(4)(f)

- Cities of over 100,000 population, counties of over 100,000 population outside city limits and in the UGB, and cities of over 25,000 population in the Portland Metro area, must set certain parking maximums in specified areas
- Cities of over 200,000 population must also:
 - Study use of on-street timed parking in CFA and transit areas (OAR 660-012-0435 and 0440)
 - Implement parking management before authorizing new 100+ stall parking garages
 - Implement TDM management strategies before authorizing new 300+ stall garages
 - Adopt design requirements so ground floor of parking garage convertible to other uses

Climate-Friendly Areas

<p style="text-align: center;">CFA Study</p> <p style="text-align: center;">OAR 660-012-0315 Due December 31, 2023, per OAR 660-012-0012(5)(b)</p>	<p style="text-align: center;">CFA Codes</p> <p style="text-align: center;">OAR 660-012-0320 via OAR 660-012-0315(6) Due Date December 31, 2024, per OAR 660-012-0012(4)(c), unless an alternative date has been approved</p>	
<ul style="list-style-type: none"> • CFA location and size standards per OAR 660-012-0310(2) • <u>>10,000 population</u> Dwelling Unit Capacity of at least 30% of current housing needs analysis (OAR 660-012-0315(1); capacity calculated per methodology in OAR 660-012-0315(2) or alternative methodology OAR 660-012-0320(10) • <u>Population 5,000 -10,000</u> Designate at least 25 acres of CFA (OAR 660-012-0315(3)) • Displacement analysis, fair and equitable outcomes plan, and community engagement plan (OAR 660-012-0315(4)) 	<p><i>Required for all CFAs:</i> Adoption of land use requirements and findings addressing all applicable requirements in OAR 660-012-0315(6), including, but not limited to, eliminating parking mandates in and near climate-friendly areas or adopting parking management policies (OAR 660-012-0320(7)(c) and OAR 660-012-0435)</p>	
	<p>Housing and Employment Targets OAR 660-012-0320(8) or (9)</p>	
	<p style="text-align: center;">Option A</p> <p>Adopt residential minimum density standards and maximum allowed building height not less than specified by rule</p> <p>Height and density standards based on population size; listed in rule.</p> <p>Minimum density requirements do not apply to mixed-use development if there is a minimum floor area ratio requirement of at least 2.0</p>	<p style="text-align: center;">Option B</p> <p>Standards other than Option A proposed by jurisdiction that include either a minimum residential density for residential-only development of 15 dwelling units/net acre <u>or</u> a minimum floor area ratio of 1.0, and which provide zoned building capacity as specified in OAR 660-012-0320(9).</p>

Subsequent climate-friendly area designation is required when:

1. Population thresholds are crossed (greater than 5,000 or greater than 10,000) as provided in OAR 660-012-0310(4). Jurisdictions must submit a CFA Study within 545 days of exceeding the population threshold, and adopt CFA Codes within 365 days of the deadline for submittal of the CFA Study;
2. Beginning June 30, 2027, when a city expands its urban growth boundary to meet a residential land need, additional CFA designation is required as provided in OAR 660-008-0010(3); or
3. Concurrent with or prior to adoption of an updated Housing Capacity Analysis, as provided in OAR 660-008-0010(2).

Transportation System Planning

Transportation System Plan Update

- *Minor TSP updates need not meet all updated requirements if the updated portions of the plan meet new requirements, and OAR 660-018-0020 notice is provided by June 30, 2027 (OAR 660-012-0012(2)(b)).*
- *Deadlines for Eugene-Springfield and Salem-Keizer determined by OAR 660-044-0015. Scenario Planning.*
- *Cities and Counties over 5,000 population and outside the Portland Metro must adopt major TSP update by December 31, 2029 (OAR 660-012-0012(4)(a)).*

Generalized Scope and Process

- Overall TSP update requirements (OAR 660-012-0100 and 0105)
- Public Engagement and Equity
 - TSP Planning Engagement generally (OAR 660-012-0120)
 - Equity and Underserved Populations (OAR 660-012-0125, identifying underserved populations; OAR 660-012-0130, Decision-Making with Underserved Populations; OAR 660-012-0135, Equity Analysis)
- System Inventories and Existing Conditions
 - General inventory requirements (OAR 660-012-0150)
 - Transportation System Planning Area (OAR 660-012-0110)
 - Land use assumptions (OAR 660-012-0340)
 - Modal inventory requirements: Pedestrian (OAR 660-012-0505); Bicycle (OAR 660-012-0605); Transit (OAR 660-012-705); Streets and Highways (OAR 660-012-0805)
 - Funding projections (OAR 660-012-0115)
- Goals, Targets, and Project Prioritization
 - Reducing vehicle miles traveled (OAR 660-012-0160)
 - Adoption of transportation performance standards (OAR 660-012-0215)
 - Project prioritization (OAR 660-012-0155)
- TSP Contents
 - Modal design and planning requirements: Pedestrian (OAR 660-012-0510); Bicycle (OAR 660-012-0610); Transit (OAR 660-012-710); Streets and Highways (OAR 660-012-0810)
 - Modal projects: Pedestrian (OAR 660-012-0520); Bicycle (OAR 660-012-0620); Transit (OAR 660-012-0720); Streets and Highways (OAR 660-012-0820)
 - Transportation options planning (OAR 660-012-0145)
 - Enhanced review of select roadway projects (OAR 660-012-0830)
 - Unconstrained project list (OAR 660-012-0170)
 - Financially-constrained project list (OAR 660-012-0180)
 - Sum of projects on list not to exceed 125% of funding available from OAR 660-012-0115

Transportation Planning Rule Development Regulations

Land use requirements (OAR 660-012-0330)

Effective date per OAR 660-012-0012(4)(e) – TSP Adoption

Note – implementation of OAR 660-012-0330 within a CFA is required upon adoption of CFA Zoning (OAR 660-012-0320(7))

- Neighborhood circulation (OAR 660-012-0330(3))
- Mixed use and commercial districts (OAR 660-012-0330(4))
- Bicycle parking regulations in compliance with OAR 660-012-0630 (OAR 660-012-0330(4)(g))
- Slow streets for neighborhoods (OAR 660-012-0330(5))
- Auto-oriented land uses (OAR 660-012-0330(6))
- Allow for low-car districts (cities of 100,000+ population, OAR 660-012-0330(7))
- Protection of transportation facilities (OAR 660-012-0330(8))