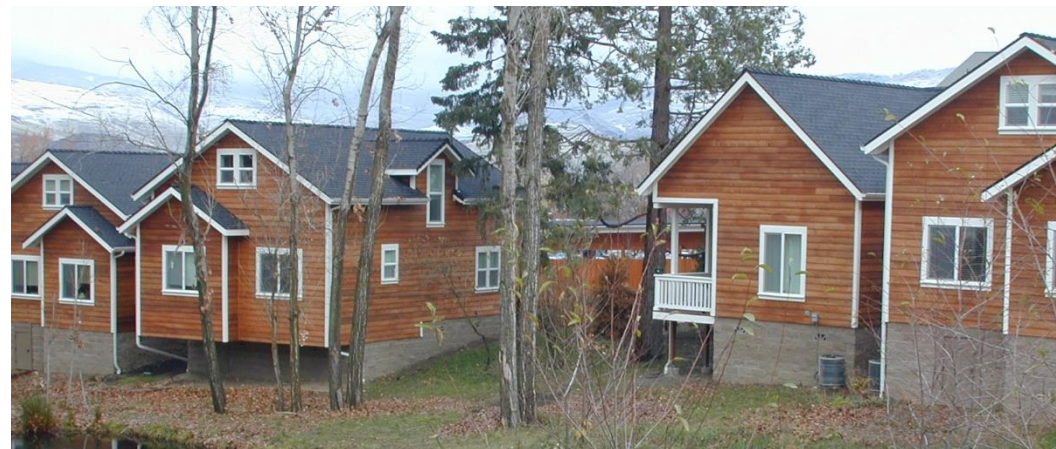


OREGON

Department of
Land Conservation
& Development



**Housing Accountability
and Production Office**

Home Start Lands Rulemaking Advisory Committee
May 28, 2026

Kieran Turnbull, Housing Navigator
Rachel Six, Housing Planner



Agenda

- HB 2316 – Section 4
- Model Code Example
- Home Start Lands Model Code

HB 2316 - Section 4



HB 2316

Section 4

**Codified in ORS
197A.447**

Can be divided, replatted, and developed for a variety of housing types

Residential allowed notwithstanding zone change or conditional use unless certain site conditions

Residential allowed if development meets certain local minimum density and maximum lot size requirements

Development application must be approved or denied by local government



HB 2316

Section 4

**Codified in ORS
197A.447**

"(2) A local government may adopt, by ordinance, application approval, siting or development regulations consistent with this section for the specific purpose of regulating home start lands."

"(6) Approval or rejection of an application under subsection (5) of this section **shall be based on criteria and standards adopted by the local government under subsection (2) of this section**"

Model Code Example

Senate Bill 1564 – Model Code

Housing Types:

- Detached single-unit
- Accessory dwelling unit (ADU)
- Middle housing
- Multi-unit

Cities with a population:

- Less than 2,500
- 2,500 or greater; less than 25,000
- 25,000 or greater

Model procedures



**Adopted and effective as of
January 1, 2026**

[https://www.oregon.gov/lcd/About/Pages/
Model-Code.aspx](https://www.oregon.gov/lcd/About/Pages/Model-Code.aspx)

Implementation Guidance

Housing Model Codes User's Guide – Small Cities

This User's Guide is intended to assist local governments in understanding and implementing the Housing Model Code for Small Cities ("model ordinance", "model code" or "code"). This guide includes background information about the model code, explains how the code is organized and formatted, and provides commentary related to the intent of the standards, how they are meant to operate, and how they can be implemented.

Model Code Background

The Land Conservation and Development Commission (LCDC) was directed to adopt model ordinances under Oregon Laws 2024, chapter 111, section 2¹ for three city sizes: small cities (< 2,500), medium cities (2,500 - 25,000), and large cities (≥ 25,000+). (Note, large cities also include Metro cities with populations of 1,000 or greater and all cities within Tillamook County and the communities of Barview/Twin Rocks/Watseco, Cloverdale, Hebo, Neahkahnie, Neskowin, Netarts, Oceanside and Pacific City/Woods.)

The Housing Model Code for Small Cities has been specifically calibrated for cities with populations under 2,500.

The statute directs each model code to address four specific housing types: detached single-unit, accessory dwelling unit, middle housing, and multi-unit dwellings.

The model code is intended to serve multiple functions. Some of these functions are specified by law, while others were subsequently established during the Goal 10 rulemaking process, which concluded in December 2025. Oregon Administrative Rules (OAR) 660-008-0400 through -0430 guide the use and implementation of the model code and specify its various functions. To summarize, the code:

1. Is **adoptable by reference**² to enable a jurisdiction to apply the code for one or more housing types – this is especially intended as a resource for smaller cities with limited resources for code work. ([OAR 660-008-0415](#))
2. May be applied directly to **comply with a housing law** when a local government has not adopted conforming amendments to comply. ([OAR 660-008-0420](#))
3. Serves as **guidance and promising practice** in facilitating housing production, affordability, and choice. As such, it goes beyond minimum state requirements in many ways. ([OAR 660-008-0425](#))
4. Serves a **compliance and regulatory function** for both the Housing Accountability and Production Office (HAPO) and as an enforcement tool for the Land Conservation and Development Commission (LCDC). ([OAR 660-008-0430](#))

¹ Senate Bill 1564 (2024 Session) - <https://olis.oregonlegislature.gov/liz/2024R1/Measures/Overview/SB1564>

² See corresponding guidance for adoption by reference, including a sample ordinance for adoption for more detail.

Tools for Adoption by Reference

Sample Ordinance

Template Sample Ordinance – Adoption by Reference

[OAR 660-008-0415](#) allows cities to adopt, in whole or in part, a model ordinance by reference on land zoned for residential use within an urban growth boundary. There are three model ordinances targeted by city size. A city may always adopt a model ordinance targeted towards its size or for a larger city size¹³. These include:

- The [Housing Model Code for Small Cities](#) – Cities with a population less than 2,500.
- The [Housing Model Code for Medium Cities](#) – Cities with a population of 2,500 or greater and less than 25,000
- The [Housing Model Code for Large Cities](#) – Cities with a population of 25,000 or greater
Note: “Model code” and “model ordinance” are interchangeable terms.

Model ordinances are divided into smaller “modules” that allow a city to adopt part of a model ordinance, including for just one housing type. Table 1a through c lists all modules included for each model code. A city may choose to adopt one or more modules. When adopted, the model codes do not repeal or amend any existing land use regulations. Instead, adopted model codes simply provide a new option that applicants may consider when producing housing where the model code applies.

A city may choose to apply a module for only one housing type; for example, a city could adopt a module allowing triplexes, but not quadplexes, even though both are contained within the same module. The model ordinances contain “recommended” standards which are optional recommended promising practices but allow for deviation at the discretion of a city (see Table 2 below for more detail and instructions).

To adopt a model code or module, a city must:

- Specify the model ordinance, module, or modules proposed for adoption, including the Land Conservation and Development Commission adoption date,
- Specify the precise area, zones, or comprehensive plan designations the ordinance or module(s) apply¹⁴, and
- If proposing deviations from a recommended standard or standards, specify the standard(s) that apply in lieu of the recommended standard(s).

The sample ordinance on the following page is designed to aid any city with this process. A city may modify this template to suit its specific needs. If you have any questions or need implementation support, please reach out to HAPO via the [inquiry intake form](#).

Sample Application Forms

Sample Application Forms – Zoning Review

[Note for Local Governments: *Zoning Review is intended to ensure that a proposed housing development meets the standards of the Housing Model Code for Small Cities (OAR 660-008-0410(1)(a); adopted December 4, 2025). Approval of a Zoning Review application is required for development of a new detached single-unit dwelling, accessory dwelling unit, middle housing, and multi-unit housing on an existing lot or parcel. A Zoning Review application may be processed concurrently with a building permit application or submitted in advance of a building permit application.*

This Zoning Review application form is optimized for small cities (generally those with a population of less than 2,500)¹⁵ and for use when applying the standards of the Housing Model Code for Small Cities.¹⁶ However, this form may be modified and adapted for larger cities and for other application types administered by a city.

An editable Word version of this document may be accessed at the following link:
https://www.oregon.gov/lcd/Housing/Documents/HousingModelCodes_Implementation_Guidance.docx

Instructions: Please complete the following application form and checklist. Note that additional information may be required upon further review in order to adequately address the applicable criteria for approval. If you have any questions about filling out this application, please contact [\[Local Government Department Name\]](#), [\[phone\]](#), [\[email\]](#), [\[mailing address\]](#).

A. Property Information

Property Address or Legal Description	
Assessor’s Map	
Tax Lot Number	
Zoning	
Lot Area (Acres/square feet)	

HAPO staff available to support cities in optional adoption or implementation

Home Start Lands Model Code

Housing Law Model Codes (2026)

ORS 197A.800(2) The Housing Accountability and Production Office shall:

(d) Establish best practices related to model codes,*** procedures and practices by which local governments may comply with housing laws.

HAPO is creating model codes to help implement housing laws

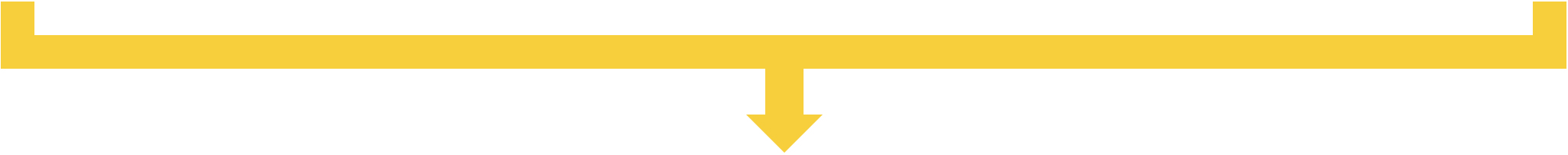
Section 4 of HB 2316, codified in ORS 197A.447, is a housing law

Home Start Lands Model Code

Section 4 has standards that might not align with local regulations

Requirement to adopt standards for home start lands

Lack of desire or capacity to adopt distinct standards that differ from local regulations



Model code outlines where government may use their own regulations, or SB 1564 model code, consistent with Section 4

Home Start Lands Model Code

Development applicants able to use the local government's preexisting processes, consistent with Section 4

Model code is adoption ready

Model code is optional to adopt





Next steps

Model code public comment in
August 2026

Sign up for HAPO's GovDelivery
to stay updated:

https://public.govdelivery.com/accounts/ORDLCD/subscriber/new?topic_id=ORDLCD_11

Email us at:

dlcd.hapo@dlcd.oregon.gov