



DLCD



Rulemaking Initiation: Housing in Unincorporated Communities

April 23, 2026

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Presentation Overview

Policy Framework – Housing
Issues

Policy Framework –
Applicable Rules

Rulemaking Advisory
Committee

Rulemaking Purpose and
Charge

Recommended Action and
Motions

Policy Framework – Housing Issues



Over 20 years, approx. 500,000 homes needed



Agencies working through the State Housing Interagency Partnership (SHIP)



SHIP includes individual and joint agency actions



Rulemaking in 2026 SHIP Work Plan to address rural housing

Policy Framework – Unincorporated Communities

1993 - DLCD conducted a statewide survey of unincorporated communities

1994 - LCDC adopted OAR chapter 660, division 22

1997 – DLCD updates unincorporated community survey.

1997 - LCDC revised OAR chapter 660, division 22

2005-06 – LCDC revised OAR 660-022-0030 & 0040 regarding employment uses



Policy Framework - Unincorporated Communities

OAR chapter 660, division 22

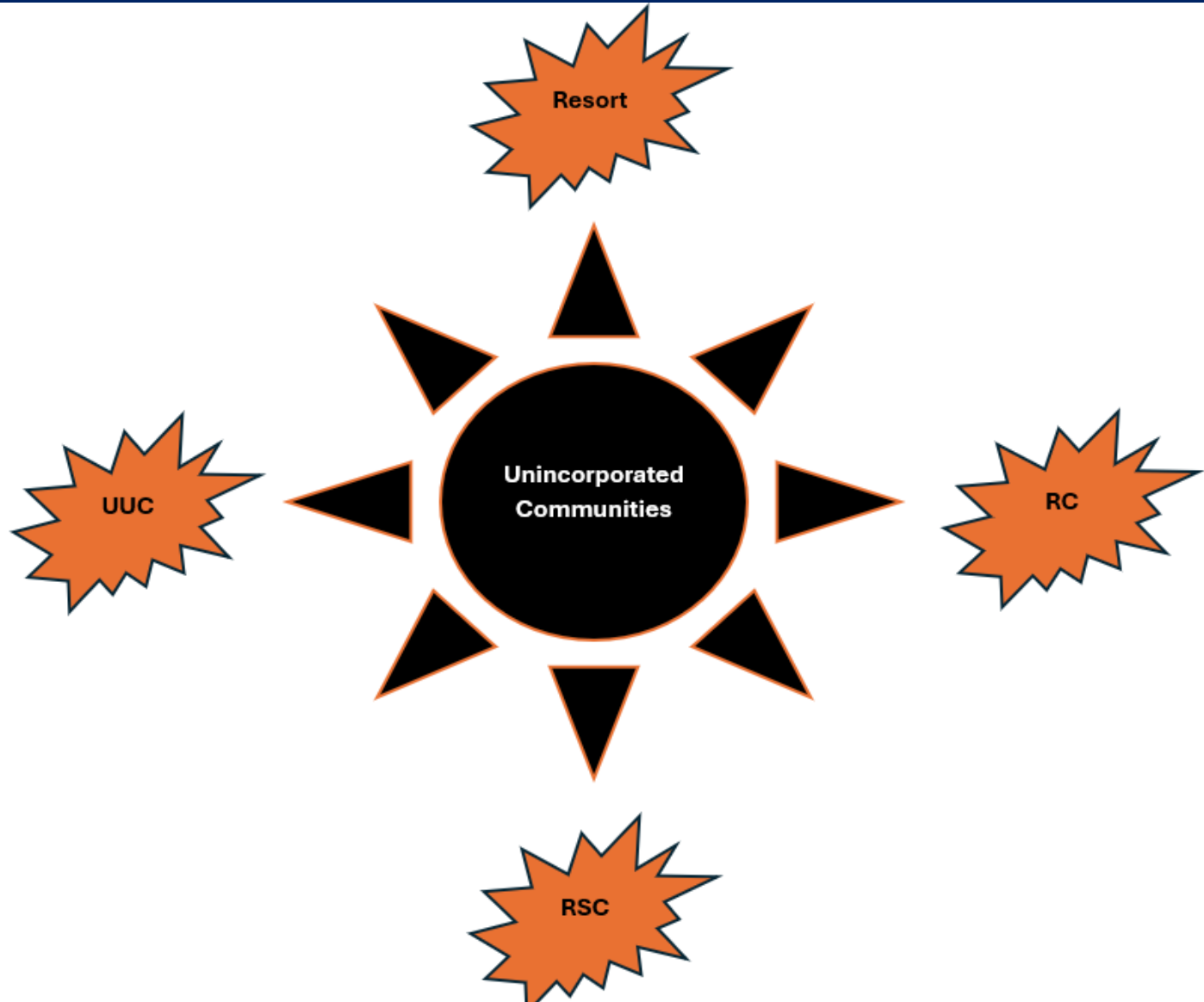
(1) The purpose of this division is to establish a statewide policy for the planning and zoning of unincorporated communities that recognizes the importance of communities in rural Oregon...

(2) This division interprets Goals 11 and 14 concerning urban and rural development outside urban growth boundaries...

(3) This division does not apply to areas approved as destination resorts...

Housing in Unincorporated Communities

Types of UC's - OAR 660-022-0010



Applicable Rules: Planning for Unincorporated Communities

OAR 660-022-0030 & 0040

Use Categories

Residential uses: Any type and density

Industrial Uses: Small Scale-Low Impact

Commercial Uses: Small Scale – Low Impact

General Principles

Consistent with function of local transportation facilities

Will not result in a public health hazard

Will not exceed the carrying capacity of the area

Consistent with other comprehensive plans

Coordination and Citizen Involvement

Applicable Rules: Expanding Unincorporated Community Boundaries

Urban Unincorporated Communities

Provisions of OAR 660-022-0040

Specified distances from certain UGB's

UGB style analysis

Reasons Exception

OAR 660-004-0022(5)
OAR 660-004-0020

Other Unincorporated Communities

Reasons Exception

OAR 660-004-0022(5)
OAR 660-004-0020

Rulemaking Advisory Committee (RAC)

- **Recommended categories of RAC members:**
 - County and city governments
 - Community based organizations
 - Farming, ranching and other agricultural interests
 - Forestry interests
 - Housing advocates and housing developers
 - Land use and environmental advocates
 - Property owner and development interests
 - Special Districts
 - Natural Hazards professional
 - Citizen Advisory Committee (CIAC) volunteer
 - Other members as appropriate
- **DLCD has invited tribal consultation and welcomes a commission liaison**

Rulemaking: Purpose & Charge



Create a voluntary process for counties to increase housing in unincorporated communities with appropriate characteristics



Allow increased density and/or expansion under certain conditions



Ensure development supported by available or planned public facilities



Require housing diversity as appropriate for different unincorporated communities



Maintain protections for working lands, natural resources and hazards



Reflect input from multiple interested parties and the broader public

Recommended Action

The department recommends that the commission initiate rulemaking directing the department to review the provisions of OAR chapter 660, Divisions 4, 11 and 22 as outlined in the draft charge.

The department recommends the commission delegate to the director the appointment of a RAC to assist the department in developing well-informed recommendations.

The RAC will be advisory to staff. Commissioners are also welcome to identify additional interests or perspectives that staff should solicit for the RAC

Draft Motions

Recommended motion: I move the commission initiate rulemaking on Housing in Unincorporated Communities as described in this report and authorize the director to appoint a rulemaking advisory committee consistent with the charge as drafted in the staff report for Agenda Item 5.

Optional motion: I move the commission initiate rulemaking on Housing in Unincorporated Communities as described in this report and authorize the director to appoint a rulemaking advisory committee consistent with the charge amended to include [specific amendments to the charge provided in the staff report for Agenda Item 5].



DLCD

Department of
Land Conservation
& Development

Questions