



OREGON

Department of
Land Conservation
& Development



**Local Residential
Development Process
Improvement (LRDPI) Study**

LRDPI Study - *Introduction Webinar*

January 28, 2026



Webinar Agenda

- **Background:** SB 1537 & Establishment of HAPO
- **Overviews:** SB 1537 Studies
- **Project Overview:** Local Residential Development Process Improvement (LRDPI)
- **Upcoming Engagement Opportunities**

Introduction: State Partners



Joel Madsen,
Co-Manager

Tony Rocco
Co-Manager



Ryan Marquardt, *Housing Planner*

Palmer Mason, *Inter-Agency Coordinator*

Madeline Phillips, *Public Facilities Planner*



Andy Boulton, *Senior Policy Advisor*

DLCD / BCD: State Agency Roles



DLCD

The **Department of Land Conservation and Development (DLCD)** is a state agency that works with local, state, and federal agencies to help communities plan for and protect their land use needs.



Department of Consumer
and Business Services

The Department of Consumer and Business Services' **Building Codes Division (BCD)** administers the state's building code, which provides uniform standards to ensure residential and commercial buildings are safe to occupy.

Background: SB 1537 & HAPO Establishment

Senate Bill 1537 was adopted by Oregon State Legislature in 2024.

The bill advances tools that will increase housing production, affordability, and choice throughout Oregon.

A new initiative established by the bill includes the **Housing Accountability and Production Office (HAPO)**, which is administered by DLCD and BCD.

- *The goal of HAPO is to ensure support local governments in navigating state resources, processes, ensure compliance with state housing laws, and improve housing production.*

SB 1537 Section 5 charges HAPO with conducting research on barriers to housing production and complete **two legislative study reports**:

- *State-Level Barrier Evaluation – “Evaluation of Statewide Policies & Programs on Housing Production”; and*
- *Local-Level Barrier Evaluation – “Local Residential Development Process Improvement (LRDPI) Study*

Background: SB 1537 & Legislative Studies

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- **Local-Level Barrier Evaluation – “Local Residential Development Process Improvement (LRDPI) Study”**

Overview of SB 1537's Process Review Studies

SB 1537 (2024) Section 5 charges HAPO with conducting *two legislative study reports*:

State-Level Processes

*Evaluation of **Statewide** Policies & Programs on Housing Production Study*

Local-Level Processes

***Local** Residential Development Process Improvement (LRDPI) Study*

Legislative Goals and Focus: Local Residential Development Process

*Key areas of focus from SB
1537 (2024), Section 5 (1)-(2)*

Reduce Complexity
Design Review Approval
Increase Housing Production
Reduce Delay and Cost
Local Best Practices
Accelerate and Improve Efficiency of Development
Plan Review Approval Timelines
Eliminate Regulatory Barriers
Process Efficiency Recommendations
Local Building Plan Review
Land Use, Zoning, and Permitting Processes
Improve Development Feasibility for Varying Housing Types

Introduction: Consultant Team

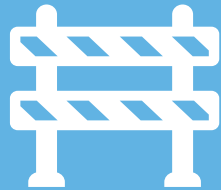


Study Overview



Describe Process

- Map out local land use, public improvements, and building review steps and procedures



Identify Barriers

- Identify what works and what doesn't work.
- Delays, cost, and uncertainty



Learn from Real Projects

- Case Studies, Focus Groups, Interviews, and Survey



Identify Best Practices

- Practices that improve clarity, coordination, and predictability

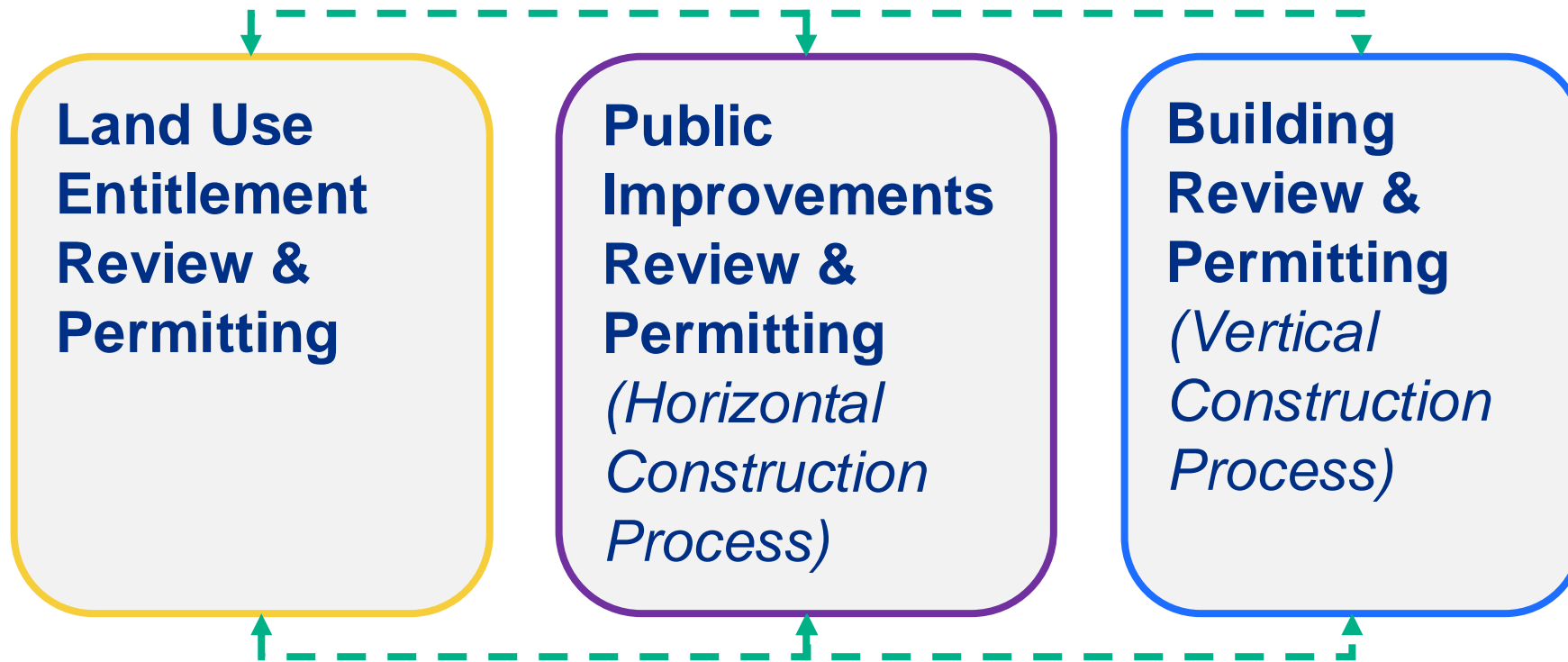


Develop Recommendations

- Process improvements and next steps

Project Scope

Focus on three primary components of the development review and permitting process, and how they work together:



Project Scope

Land Use Entitlement Review & Permitting

Process steps including:

- Initial inquiry and pre-application
- Application intake and completeness review
- Decision-making and conditions of approval
- Coordination with public works and building review

Multiple types of applications including:

- Annexations
- Comprehensive Plan and Zoning Amendments
- Land Divisions
- Planned Development
- Adjustments & variances
- Site Plan review
- Design review

Project Scope

Public Improvements Review & Permitting (Horizontal Construction Process)

Process steps including:

- Pre-application support
- Conditions of approval
- Plan review
- Infrastructure construction permits
- Inspections and facility acceptance

Regulatory considerations include:

- Coordination with external agencies
- Infrastructure requirements and proportionality
- Alignment with public facilities plans
- Use of clear and objective standards

Project Scope

Building Permitting (Vertical Construction Process)

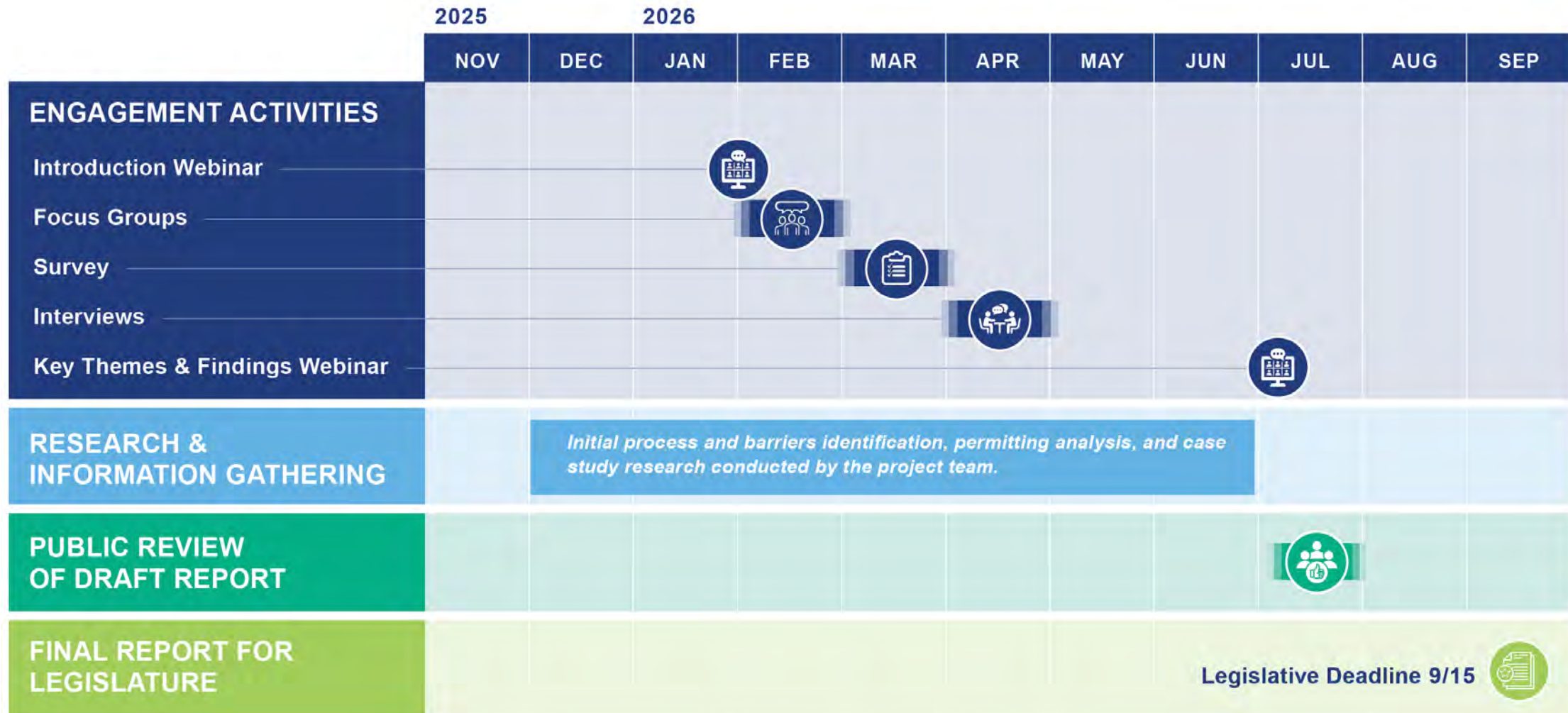
Process steps including:

- Permit application
- Building plan review and internal handoffs
- Inspections
- Issuance of Certificates of Occupancy

Differences by project type:

- Variation by housing type (single-unit, middle housing, multi-unit) and applicable codes (ORSC vs. OSSC)
- Construction method (site-built, modular, and manufactured housing)

Engagement Timeline



Who We Want To Hear From

Across housing types, project scales, and all of Oregon geographies:

Housing *Producers*

Those who design, build, and deliver housing

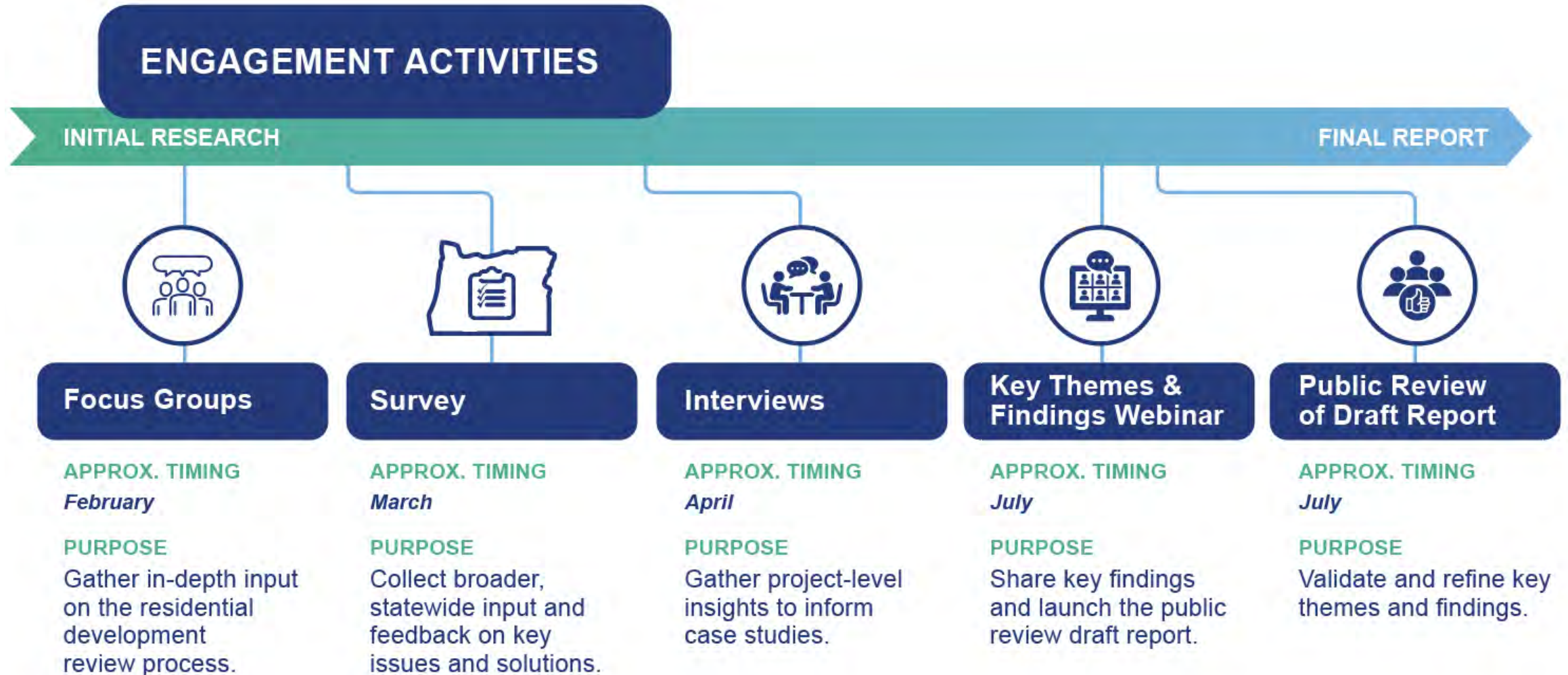
- Market-rate and affordable housing developers
- Architects, engineers, and technical consultants
- Builders and general contractors
- Land use planners and development professionals

Housing *Regulators*

Those who review, permit, and inspect housing

- City and County planning staff
- Building officials and inspectors
- Public works and engineering staff
- Land Use and City/County Attorneys

How to Engage & What's Coming Next



Questions & Discussion



Thank you!

Stay in touch and be notified about future engagement opportunities by visiting the following:

Email to get involved:

dlcd.hapo@dlcd.oregon.gov

Visit HAPO's Website:

<https://www.oregon.gov/lcd/HAPO/Pages/HAPO.aspx>

Scan the QR code to visit HAPO's Website:

