



## 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



**DLCD**

**Ryan Marquardt, Housing Planner**

**Palmer Mason, Inter-Agency Coordinator**

**Madeline Phillips, Public Facilities Planner**



Building  
Codes  
Division

Department of Consumer  
and Business Services

**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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- State-Level Barrier Evaluation – “*Evaluation of Statewide Policies & Programs on Housing Production*”; and
- ***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

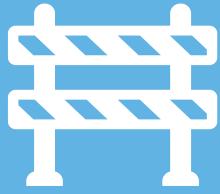


# Study Overview



## 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

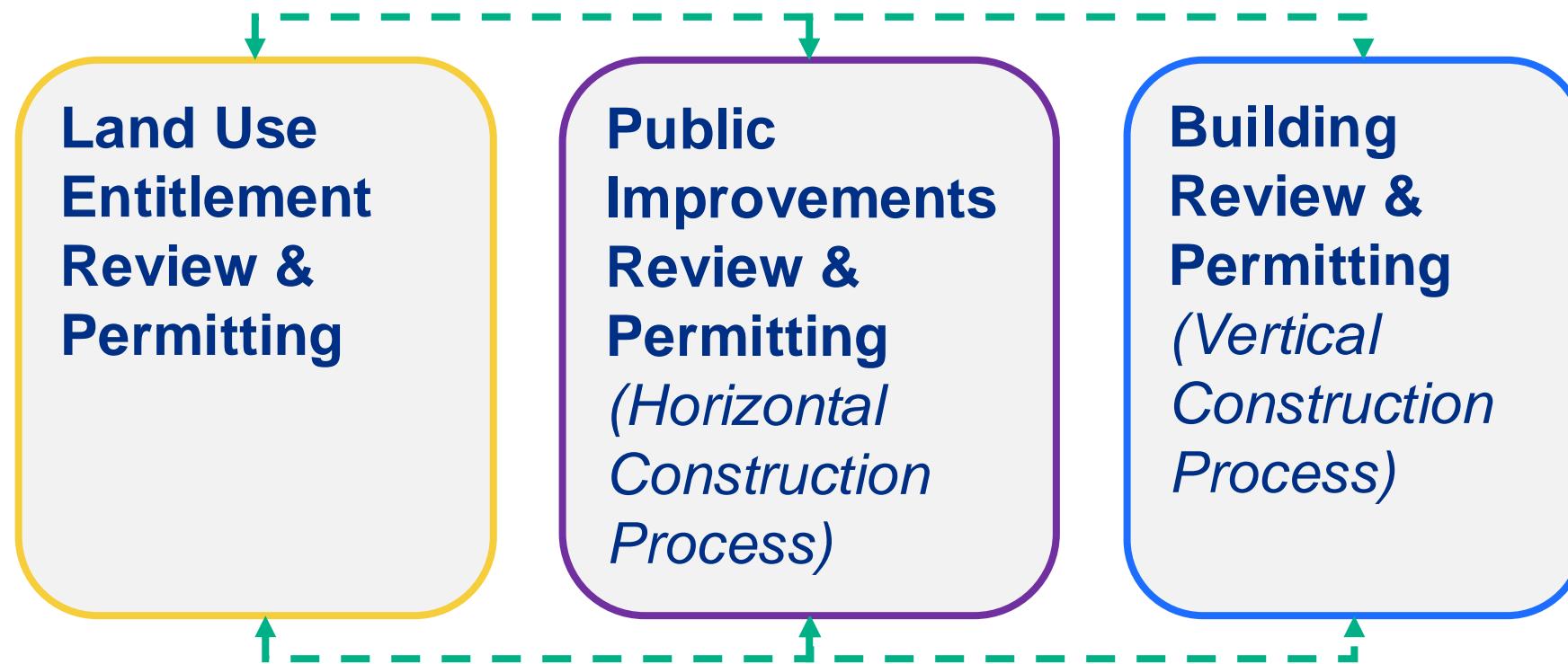


## Develop Recommendations

- 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

	2025		2026									
	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	
<b>ENGAGEMENT ACTIVITIES</b>												
Introduction Webinar												
Focus Groups												
Survey												
Interviews												
Key Themes & Findings Webinar												
<b>RESEARCH &amp; INFORMATION GATHERING</b>			<i>Initial process and barriers identification, permitting analysis, and case study research conducted by the project team.</i>									
<b>PUBLIC REVIEW OF DRAFT REPORT</b>												
<b>FINAL REPORT FOR LEGISLATURE</b>									Legislative Deadline 9/15 			

# 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*

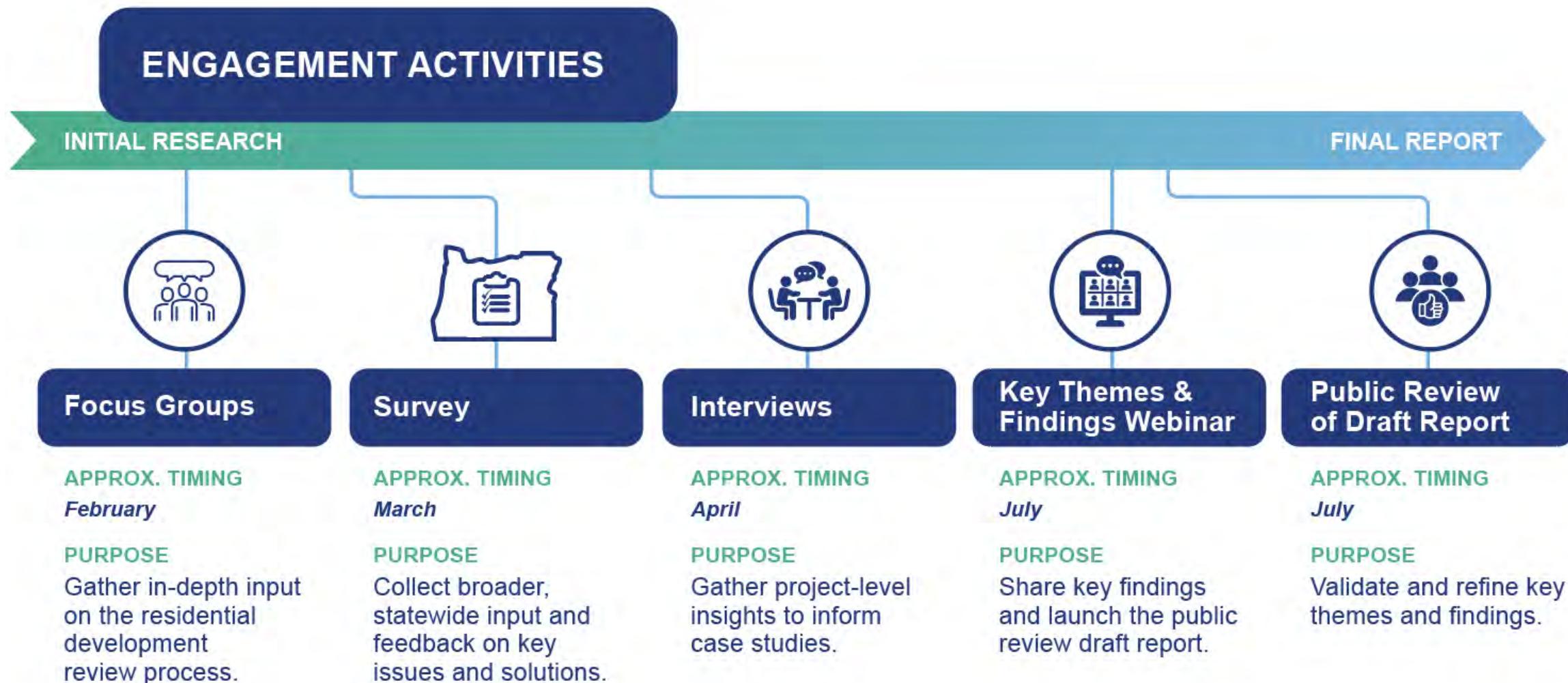
- Market-rate and affordable housing developers
- Architects, engineers, and technical consultants
- Builders and general contractors
- Land use planners and development professionals

## ***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](mailto: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:**

