



Local Residential Development Process Improvement (LRDPI) Study

Frequently Asked Questions

Oregon Senate Bill (SB) 1537, passed in 2024, directed the creation of the Housing Accountability and Production Office (HAPO), a joint office of the Department of Consumer and Business Services, Building Codes Division (DCBS) and the Department of Land Conservation and Development (DLCD). Section 5 (1) and (2) of the bill directs HAPO to study and produce a report related to development processes and standards, with consideration of barriers to housing production and potential improvements, best practices, and considerations that support increasing housing production and affordability in Oregon.

The study is referred to as the Local Residential Development Process Improvement (LRDPI) study.

This Frequently Asked Questions document will be updated as the project evolves. These initial questions came from a webinar held on *January 28 from 1:00–2:00 PM* and are categorized for readability.

How to get Involved / Engagement Opportunities

How can I get involved in the study?

Interested parties can visit the [project website](#) which will serve as the central hub for project information as it becomes available. It will include opportunities to announce and register for upcoming engagement activities and provide access to project deliverables and supporting materials as they become available.

Interested parties should also [subscribe to HAPO's GovDelivery](#), where engagement opportunities will be announced.

Additionally, interested parties can email HAPO to ask about upcoming engagement, to be added to the listserv, or to submit feedback. Please email HAPO at

For more information and a recording of the webinar, please see the Local Residential Development Process Improvement (LRDPI) Study webpage on HAPO's website.

https://www.oregon.gov/lcd/HAPO/Pages/Housing_Production_Research_Legislative_Reports.aspx

dlcd.hapo@dlcd.oregon.gov and include “Local Residential Development Process Improvement Study” in the subject line.

How will the study engage a broad range of professionals, such as small builders or small local governments with limited capacity to participate, and ensure it reaches urban and rural geographies across the state?

To accommodate varying capacity among those involved in local residential building processes, the project team is using a range of outreach methods (live and asynchronous) to support comprehensive engagement across the spring and summer for interested parties to participate. Participants from small organizations will be contacted and encouraged to participate in whatever way they can.

The project team is casting a wide net to capture differences by region and jurisdiction size. The project team has designed engagement to identify a range of typical and unique perspectives on local residential development process barriers, such as issues specific to innovative building methods like factory produced housing, issues specific to rural communities with fewer builders, suppliers, or regulators, or issues specific to infill sites with land constraints. The project team anticipates connecting with third party entities such as water purveyors or fire marshals.

Direct engagement with private utilities is not currently planned, as they are not a primary focus of the study. However, if utility-related issues emerge as a consistent barrier within the study scope, the project team may consider it.

What are the engagement opportunities associated with the study?

There are many opportunities to get involved in the study, and interested parties can view all opportunities on the [project website](#) which will be updated throughout the project.

- In January, the study hosted an introductory webinar where interested parties were able to ask questions. The webinar recording was posted on the project website.
- In February and March, the study will host several focus groups with both participants and regulators of the residential development process. The project team will strive for a wide range of perspectives across the development process timeline, across housing types, and across geographies.
- In March and April, the study will develop case studies of up to eight interesting developments that show case process related barriers. The project

team will conduct interviews with people knowledgeable of these projects to build out the case studies. If you know of an interesting case study, please email HAPO at dlcd.hapo@dlcd.oregon.gov and include “Local Residential Development Process Improvement Study” in the subject line.

- The study will conduct an online survey of residential development process barriers in Spring or Summer 2026.
- When the final legislative report is drafted, the project team will host a second webinar to go over the findings and recommendations. The webinar will be recorded and posted on the project website. It is anticipated that this webinar will be held in late July 2026.
- When the final legislative report draft is complete, interested parties can review it and provide feedback during a public comment period. This public comment period is expected to be held in July 2026.

Once the report is submitted to the Legislature in September, what actions or next steps are anticipated?

The report will be submitted to the Legislature, which may consider statutory changes, budget and resource allocation decisions, and direction for future rulemaking. The project team may deliver presentations of the key findings and or review draft policies relating to the project’s findings. In addition, the project’s findings may inform downstream policy actions, including implementation of legislation such as HB 2138, and will also highlight best practices and potential pilot approaches to support broader adoption.

Study Scope

What is the main emphasis of the study? Will it include process barriers related to applying for public development funding? Will it include barriers related to building codes?

The Local Residential Development Process Improvement Study is focused on residential development barriers that stem from *public sector processes*. Three components of public sector processes will be emphasized:

- Land Use Reviews
- Building Reviews
- Public Works and Infrastructure Reviews

Barriers to development that lie in the private sector's actions, such as site selection, financing, applications for public funding, or building sales / lease up / operations, are outside the purview of this scope. In addition, with an emphasis on processes, the study will not address development or building code standards themselves, unless the standards create process related barriers that fall within one of the three components listed above.

Will the study consider how lack of clarity or potential conflicts in state requirements complicate local adoption of clear and objective housing standards?

Yes. The project will consider a wide array of challenges in the residential development process, including issues related to state requirements that may cause delays. While not all issues may be addressed in this report, some may be carried forward into the evaluation project to explore opportunities for resolving barriers or providing additional program support.

How will the study account for and differentiate between delays caused by jurisdictional review processes versus delays attributable to applicants?

The study will identify how both applicants and jurisdictions play a role in the review process and any delays and challenges identified within that process, as well as how miscommunications or lack of clarity between applicants and jurisdictions can contribute to those challenges and delays.

What is the alignment between this study and the other HAPO study evaluating [State Policies and Programs on Housing Production](#)?

The two studies are closely linked, both mandated by Oregon Senate Bill (SB) 1537. The *Evaluation of State Policies and Programs on Housing Production* is being conducted by the University of Oregon's Institute for Policy Research and Engagement (IPRE) and IPRE is on the consulting team conducting the Local Residential Process Improvement Study.

The *Evaluation of State Policies and Programs on Housing Production* process includes similar engagement and research activities to the local review. The project included a statewide survey, which is now closed and received geographically diverse responses from the development, advocacy, local government, design, and professional communities. The project team is convening focus groups (winter 2026) with similar participants to gather more detailed perspectives on experiences with housing production policies and programs.

Will the study include an analysis of the impacts of [HB 2138 \(2025\)](#)?

The impacts of HB 2138 will not be known until the associated rulemaking is completed and rules take effect in late 2027. While the study will not directly analyze these impacts, the project team recognizes that HB 2138 will inform and influence permitting work through 2028.

Will the study include specific recommendations, such as guidance from DOJ, to support local policymaking around proportionality of infrastructure requirements for vertical development?

The study will acknowledge the importance of proportionality of infrastructure requirements, but it may not provide specific solutions or DOJ guidance. The project team aims to identify where and how proportionality challenges arise in the development process and to highlight potential strategies for raising these issues earlier or better balancing infrastructure expectations between local governments and developers.

Will the permitting analysis consider residential development occurring on goal-protected lands and the associated process impacts of this?

The project will consider how goal protections impact the development review and permitting process. The project team's ability to identify the impact of these protections on permitting data depends on the level of detail provided in the data available. The permitting analysis will aim to distinguish between straightforward and more nuanced cases to the extent possible and to identify which barriers or challenges are tied specifically to regulations implementing goal protection versus other factors.

Will the study consider prior public noticing practices for projects with limited public influence, even where those practices have since been updated?

Yes. The study represents a snapshot in time and may include practices that have since been updated. Where applicable, the project team will acknowledge recent improvements while also considering prior practices, as additional findings or insights may emerge that were not addressed through more recent updates.