



Oregon

Tina Kotek, Governor

Department of Land Conservation and Development

Housing Services Division

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2540

Phone: 503-373-0050

Fax: 503-378-5518

www.oregon.gov/LCD

To: Housing Choices Rulemaking Advisory Committee (RAC)

From: Ethan Stuckmayer, AICP, Housing Services Division Manager

Date: September 30, 2026

Subject: Rulemaking Advisory Committee Meeting Packet



Rulemaking Committee Members,

Thank you again for your willingness and interest in helping to shape the future of housing planning in Oregon by participating in the Housing Choices Rulemaking Advisory Committee (RAC).

We look forward to our first meeting with you on **Wednesday, October 7, 2026**. The meeting will take place **virtually via Zoom beginning at 9:00 am**. The meeting link details have been provided to you via email. Please email Ingrid Caudel, ingrid.caudel@dlcd.oregon.gov, if you have any logistical questions.

This first meeting will focus on introducing the RAC members and project team. We will review the charge to this RAC provided by the Land Conservation and Development Commission, operating guidelines, Racial Equity Framework for Decision Making, and begin discussing topics included in this rulemaking scope, especially as they relate to siting and design standards for middle housing.

Rulemaking Advisory Committee Preparation

To help you prepare to engage in this process, several background materials are included in this packet for your review and reference. The materials and documents below will further describe the contextual background, purpose, operating principles, and timeline that will determine how the RAC will operate for the duration of the rulemaking process. Please review these documents prior to the first RAC meeting.

DLCD will be utilizing a web-based meeting packet process for this rulemaking. All materials will be hosted online and hyperlinked in the materials list of this cover memo. This will reduce the size of packets and ensure easy access to the most important and relevant information for RAC members.

NOTE: Pre-Recorded Presentation Materials

To make the most efficient use of RAC meeting time and to highlight the importance of member discussion and feedback, department presentations on background, context, policy or rule concepts, etc. will be pre-recorded and provided as part of the meeting packets one week before the RAC meets.

DLCD hopes this gives RAC members the ability to view these presentations at their own pace, allows members to replay or rewatch portions of the presentations, and builds a log of background materials that members and the general public can easily refer back to in the future. It also preserves the bulk of the facilitated meeting time to the main purpose of the RAC – the opportunity for members to discuss and provide feedback on draft rules and policies.

Pre-recorded presentations will also be aired immediately prior to the start of the scheduled RAC meeting time on the meeting link. Joining the RAC meetings for the airing of these presentations is optional for members who have already reviewed them in advance. The facilitated RAC discussion will begin promptly at the scheduled meeting time outlined in the published Agenda.

RAC Meetings 1 Materials List:

Item #	Packet Item
1	Agenda – RAC Meeting #1
2*	Housing Choices RAC Charter and Operating Principles
3*	Pre-Recorded Presentation – Module 1.1: Rulemaking Overview Video Transcript
4*	Pre-Recorded Presentation – Module 1.2: Middle Housing Video Transcript
5*	Memo: Middle Housing Parameters Overview
6	LCDC Framework for Equitable Decision-Making
7	Enrolled House Bill 2138 (2025)
8	Housing Choices RAC Roster
9	Housing Choices RAC Meeting Schedule

* I know you have limited time to review lengthy materials on top of your other obligations. To help you prioritize, I have indicated the materials that are most important for your review prior to

the RAC meeting. For Meeting #1, I strongly encourage you to carefully review the RAC Operating Principles document (Item #2) to more deeply understand your role and expectations as a RAC member. We plan to talk about these roles and expectations during the first meeting. Additionally, be sure to view the presentations (Items #3 and #4) this week or plan to tune into the showing of them immediately prior to the start of the meeting. The technical memo (Item #5) provides additional context for the middle housing discussion.

If you have any questions on the materials in this packet or about the process, please feel free to contact me via phone or email, my information is listed below along with the main points of contact for this rulemaking.

I am grateful for your participation in the development of these important projects and look forward to working with you over the next several months.

Thank you,



Ethan Stuckmayer
Manager, Housing Division
Ethan.stuckmayer@dlcd.oregon.gov
503-302-0937

Jena Hughes, Housing and Growth Management Analyst
Jena.hughes@dlcd.oregon.gov
971-718-1528

Samuel Goldberg, Housing Acceleration Planner
Samuel.goldberg@dlcd.oregon.gov
971-458-3202

Madeline Phillips, Public Facilities Planner
Madeline.phillips@dlcd.oregon.gov
503-507-5167

Ingrid Caudel, Administrative Specialist and Point of Contact for Advisory Committee Logistics
Ingrid.caudel@dlcd.oregon.gov
971-701-1133

Rulemaking Background

The Oregon Legislature's passage of House Bill 2138 in the 2025 session directs the Land Conservation and Development Commission (LCDC) to adopt rules that improve the efficiency of the development process with a focus on increasing housing production, availability and affordability, especially for accessory dwelling units, single room occupancies, and middle housing that is manufactured, site-built, or prefabricated.

In October 2025, LCDC directed Department of Land Conservation and Development (DLCD) staff to convene this Committee to support the development of Oregon Administrative Rules to implement the bill. The RAC is comprised of a wide and varying group of interested parties and is tasked with advising DLCD, the project team, and the Land Conservation and Development Commission (LCDC) on the adoption of Oregon Administrative Rules. This rulemaking will conclude by December 2027.

Rulemaking Advisory Committee Charge

The Land Conservation and Development Commission formally initiated the rulemaking process by adopting the following Rulemaking Charge:

Members of the Rules Advisory Committee (RAC) shall provide guidance to agency staff to analyze, draft, and recommend Oregon Administrative Rules (OARs) that faithfully implement the legislative intent and direction outlined in HB 2138. RAC members are charged to work with agency staff to recommend rules for LCDC consideration that:

- Implement the principles identified in [ORS 197A.025](#).
- Emphasize improving the efficiency of the development process and removing barriers that undermine production feasibility with a focus on increasing housing production, affordability, and choice, especially to incentivize and encourage the development of middle housing, apartments, accessory dwelling units, single room occupancies, manufactured dwellings, and prefabricated dwellings.