



Oregon

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To: Middle Housing/Oregon Homes Rulemaking Advisory Committee (MHOR RAC)

From: Ethan Stuckmayer, AICP, Housing Services Division Manager

Date: February 11, 2026

Subject: Rulemaking Advisory Committee Meeting Packet #1



Rulemaking Committee Members,

Thank you again for your willingness and interest in helping to shape the future of Housing Planning in Oregon.

The Oregon Legislature's passage of House Bill 2258 and House Bill 2138 in the 2025 session directs the Land Conservation and Development Commission (LCDC) to adopt rules implementing the programs established therein. House Bill 2258 creates a program of pre-approvals for housing development, commonly called "Oregon Homes". House Bill 2138 refines siting and design standards local governments apply to certain housing types including middle housing, accessory dwelling units, single-room occupancies, and prefabricated dwellings.

Rulemaking Background

In October 2025, LCDC directed Department of Land Conservation and Development (DLCD) staff to convene this Committee to support the development of Oregon Admirative Rules related to the above programs. The RAC is comprised of a wide and varying group of stakeholders and is tasked with advising DLCD, the project team, and the Land Conservation and Development Commission (LCDC) on the adoption of Oregon Administrative Rules.

In order to meet statutorily-established deadlines and expectations, the department, project team, and advisory committees will have to work quickly and collaboratively. The work plan is also segmented into two phases. Phase 1 of MHOR Homes rulemaking will focus only on developing rules related to HB 2258 (Oregon Homes). Phase 1 will span from February to August 2026. In Phase 2, starting in August 2026, the Committee will focus on rules implementing HB 2138 (Middle Housing, siting and design standards). Phase 2 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 and HB 2258. 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.*
- *Establish clear criteria that incentivize and encourage the development of pre-approved Oregon Home types in cities across Oregon.*

Rulemaking Advisory Committee Logistics

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 scheduled for **9am-12pm on February 18, 2026. The meeting will take place virtually via Zoom. The meeting link details have been provided to you in a separate email.** Please email Casaria Taylor, casaria.taylor@dlcd.oregon.gov, if you do not yet have the meeting details.

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, all department presentations of 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	<u>Agenda – RAC Meeting #1</u>
2*	<u>MHOR Homes RAC Charter and Operating Principles</u>
3*	<u>Pre-Recorded Presentation – Module 1.1: Rulemaking Overview</u>
4*	<u>Pre-Recorded Presentation – Module 1.2: HB 2258 Oregon Homes Overview</u>
5	<u>LCDC Framework for Equitable Decision-Making</u>
6	<u>Enrolled House Bill 2258 (2025)</u>
7	<u>MHOR Homes RAC Roster – Phase One</u>
8	<u>MHOR Homes RAC Meeting Schedule – Phase One</u>

** I know you have limited time to review lengthy materials on top of your other obligations. To assist in helping 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.*

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,



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Additional DLCD Points of Contacts for the MHOR Home Rulemaking Process:

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