

August 3, 2026

Chair Allan Lazo
Land Conservation and Development Commission
635 Capitol St., Ste. 150
Salem, OR 97301

Delivered Via E-Mail: housing.dlcd@dlcd.oregon.gov

RE: Comments on Draft Rules for Middle Housing Oregon Homes (MHOR) Phase One

Dear Chair Lazo and Members of the Commission,

Thank you for the opportunity to provide comments on the draft rules for Middle Housing/Oregon Homes (MHOR) Phase One. City of Salem staff have been following the rulemaking process and applaud the Commission's decision at its July 29 meeting to provide more time to revise the draft rules so that they not only speed up and increase housing production but also work at the local level.

The City of Salem, like other communities across Oregon, is facing a housing crisis. The need for more housing is acute, and the City is working diligently to meet that need by implementing Salem's first Housing Production Plan as well as the many State housing bills and rules. While the City understands and appreciates the intent of HB 2258, the City of Salem has concerns about the draft rules that aim to implement the bill.

Specifically, the draft rules appear to expand the Oregon Homes program beyond State-approved building plans. During the 2025 legislative session, discussion of HB 2258 focused on creating a streamlined path for building plans that were approved at the State level. The draft rules introduce a different third path that essentially requires cities to approve any building plans – for up to 11 units – submitted by developers that meet the Oregon Homes criteria, even if they have not been reviewed and approved at the State level. These housing projects would be able bypass local zoning – both allowed uses and required standards – that were developed through extensive community planning processes.

This seems to be a significant deviation from what was discussed during the development and adoption of HB 2258. We recommend removing this third path from the draft rules.

Thank you for your consideration of these comments.

Sincerely,



Lisa Anderson-Ogilvie

Deputy Community Planning and Development Director & Planning Administrator