



## 2025 Legislative Session

### Housing Summary

[HB 2138](#) Expands allowable middle housing and expands milled housing requirements to include urban unincorporated lands. Defines middle housing to include duplexes, triplexes, quadplexes, cottage clusters or townhouses. *Similar to how SB 406 included Tillamook in middle housing, this bill brings more rural communities into middle housing updates.*

[HB 2258](#) Allows the Land Conservation and Development Commission and the Department of Consumer and Business Services to establish preapproved residential building plans and requires local governments to approve qualifying residential land-use applications using those plans, with implementing rules due by January 1, 2027 ( the measure took effect immediately as an emergency)

[HB 2658](#) Prohibits cities and counties from requiring private developers to construct publicly funded frontage improvements—like sidewalks or curbs—as a condition for certain building permits. *Will not apply to Tillamook County until 2031*

[HB 2698](#) Establishes a statewide goal for homeownership. Requires the Housing and Community Services Department to track goal progress.

[HB 2964](#) Establishes a temporary Affordable Housing Predevelopment Loan and Grant Fund for **Low Income ( $\geq 80\%$ )** funded with \$20 million from the General Fund—which directs the Housing and Community Services Department to award grants and loans (up to \$200,000 each) for predevelopment costs like surveys, planning, legal, and community engagement for restricted-income housing projects. The program requires at least 80% of funds go to nonprofits, tribes, housing authorities, local governments, or their partners.

[HB 3031](#) Establishes the Housing Infrastructure Production Fund, administered by the Oregon Infrastructure Finance Authority (OIFA) through Business Oregon, to provide loans, forgivable loans, and grants for roads, water, sewer, stormwater, and site development infrastructure specifically needed to support new residential and affordable housing projects—initially funded with \$10 million

[HB 3054](#) Establishes a 6% max rent increase for manufactured dwelling parks with more than 30 spaces

[HB 3144](#) Prohibits new recorded instruments or governing documents of a planned community from banning the siting of manufactured dwellings or prefabricated structures.



[HB 3145](#) Allows the Housing and Community Services Department to use Local Innovation and Fast Track Housing Program Funds for factory-built housing. This Act lets OHCS use LIFT money for prefab homes and makes OHCS hire a contractor to support the prefab home industry.

[HB 3505](#) Provides that a local government may not impose or increase a system development charge for the installation of a residential fire sprinkler system.

[HB 3589](#) This Act requires OHCS to focus on senior housing and sweeps moneys from tax deferrals for such housing

[SB 51](#) Allocates funding to the Housing Development Center, Inc. to support property management of low-income housing and establishes a program to preserve affordable housing, including manufactured dwelling parks and marinas.

[SB 684](#) Amends the definition of "residential housing" to include certain mixed income housing. Requires the Housing and Community Services Department to adopt rules for long-term financing of residential housing. Reduces limitations on the mixed income housing that housing authorities may finance, develop, own, operate or manage.

[SB 967](#) Authorizes local governments to enter into agreements governing local improvements proposed for unincorporated areas within an urban growth boundary. The bill aims to facilitate coordinated planning and development between local governments, ensuring that infrastructure improvements align with existing city plans and land use regulations

[SB 974](#) This Act speeds up review of housing permits. Streamlines local permitting by requiring faster review timelines and simplified land use procedures for residential developments, including single-family and affordable housing, within urban growth boundaries.

[SB 5531](#) Lottery Bonds – Tillamook Bay Commons was not funded. A total of \$442,698,391 of net lottery bond proceeds are authorized in the 2025-27 biennium to be spent on 45 projects funded in the following state agencies:

Department of Administrative Services - \$144,950,481

Department of Education - \$15,000,000

Department of Transportation - \$45,000,000

**Housing and Community Services Department** - \$52,500,000 (Mostly for preservation)

**Oregon Business Development Department** - \$170,747,910 (\$100m -housing infrastructure)

Water Resources Department - \$14,500,000