

## **2026 Legislative Summary**

### [HB 4036](#)

Establishes the Housing Opportunity, Longevity, and Durability Fund to deposit Article XI-Q bonds for use by the Housing and Community Services Department to preserve affordable housing at risk of loss.

Only one property was identified along the Oregon Coast, but it would be an option to involve the state in maintaining affordable housing in Tillamook County.

Tillamook County had many affordable housing developments developed; at this time, many have either been converted to market rate or refinanced/updated through state financing to preserve the affordable housing.

### [HB 4037](#)

Adjusts certain terms of the revolving loan program for cities and counties to fund affordable housing projects with priority on disaster recovery.

Minimizes planning review of 1–2 unit developments.

Establishes a local government process for land use approvals for housing, subject only to clear and objective standards, conditions, and procedures. Becomes operative on July 1, 2026

Requires the Land Conservation and Development Commission to adopt rules for prioritizing lands added to urban reserves. Limits certain commercial land in designated zones to affordable housing use.

### [HB 4082](#)

Adds to a temporary UGB addition program an option for each city or Metro to also add to its urban growth boundary a site for manufactured dwellings, prefabricated structures, or manufactured dwelling parks, or for housing that is predominantly for older persons and affordable for households with incomes not more than 120 percent of the area median income.

### [SB1561](#)

Requires local governments to approve restoration or replacement of dwellings rendered uninhabitable under an alternative process that is not a land use decision

Allows for a quicker planning decision to allow for a replacement home when impacted by floods or other disasters.

SB1576

Requires the Director of the Department of Consumer and Business Services to adopt rules to conform the state building code to accessibility requirements under the Fair Housing Act.

Increases building costs to build and ensures that the new state-subsidized housing (funding through OHCS) meets the newly adopted accessibility standards.