

HOUSING COST IMPACT STATEMENT

FOR ESTIMATING THE EFFECT OF A PROPOSED RULE OR ORDINANCE ON THE COST OF DEVELOPING
A *TYPICAL 1,200 SQ FT DETACHED SINGLE FAMILY DWELLING ON A 6,000 SQ FT PARCEL OF LAND.
(ORS 183.534) *FOR ADMINISTRATIVE RULES*

AGENCY NAME:

Department of Land Conservation and Development

HEARING DATES: January 22, 2015

ADDRESS: 635 Capitol Street NE, Suite 150

CITY/STATE: Salem, Oregon 97301

PHONE: (503) 373-0050, ext 229

PERMANENT: ☒

TEMPORARY: ☐

EFFECTIVE DATE: Upon filing

**BELOW PLEASE PROVIDE A DESCRIPTION OF THE ESTIMATED SAVINGS OR ADDITIONAL COSTS THAT WILL
RESULT FROM THIS PROPOSED CHANGE.**

PROVIDE A BRIEF EXPLANATION OF HOW THE COST OR SAVINGS ESTIMATE WAS DETERMINED.
IDENTIFY HOW CHANGE IMPACTS COSTS IN CATEGORIES SPECIFIED

Description of proposed change: (Please attach any draft or permanent rule or ordinance)

The proposed new rules and amendments to existing rules will provide a framework for local governments to adopt programs that allow landowners to transfer severable development credits from properties with Measure 49 development authorizations to other locations, and between jurisdictions, as authorized in Measure 49 (Oregon Laws 2007, chapter 424, section 11).

Description of the need for, and objectives of the rule:

The proposed new rules, and changes to existing rules, are needed in order to provide a framework for local governments to establish programs that allow landowners to transfer Measure 49 development credits to other locations, including locations in other jurisdictions. The rules are needed because the authorization for such programs under Measure 49 (Oregon Laws 2007, chapter 424, section 11) does not provide enough detail to reasonably encourage local governments to undertake adoption of such programs. The proposed changes will clarify procedures and requirements for such transfer, and will also allow purchase of these development interests and allow subsequent development of land in certain locations, and in a manner, that may not be otherwise allowable under current rules or local land use regulations.

List of rules adopted or amended:

Adopt OAR 660, division 29, including: OAR 660-029-0000, 660-029-0010, 660-029-0020, 660-029-0030, 660-029-0040, 660-029-0050, 660-029-0060, 660-029-0070, 660-029-0080, 660-029-0090, 660-029-0100, 660-029-0110, 660-029-0120, 660-029-0130, 660-029-0140. Amend OAR chapter 660-004-0020, 660-004-0022 and 660-004-0040, and OAR chapter 660-027-0070.

Materials and labor costs increase or savings:

None. These rules will authorize transfer of development credits from one location to a different location in certain circumstances. The rules do not affect housing materials or labor costs.

Estimated administrative, construction or other costs increase or savings:

Agencies and local governments that choose to adopt transfer of development interest programs authorized by the proposed rules would likely incur some administrative costs, some of which could be recouped through applicant fees. However, local governments have a choice as to whether to allow inter-jurisdictional programs, and the proposed rules will allow inter-jurisdictional revenue-sharing, at the discretion of jurisdictions, in order to minimize inter-jurisdictional tax impacts. Agencies, local governments and other qualified entities that choose to acquire conservation easements for protected properties under the proposed rules could incur costs for managing or monitoring those easements. Otherwise, it is not anticipated that the rules will have cost impacts on the general public.

Land costs increase or savings:

Land costs are expected to increase for lands authorized for new residential development or increased residential density under a program that a local government chooses to establish under the proposed rules. However, in most cases these would be lands that have not been designated and available for residential development, or where law currently limits residential development to very low density.

Other costs increase or savings:

*Typical-Single story 3 bedrooms, 1 ½ bathrooms, attached garage (calculated separately) on land with good soil conditions with no unusual geological hazards.

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