



**DIVISION 315 – Subsidized Development Accessibility
Rules Advisory Committee Meeting Agenda**
Wednesday, October 21, 2026
9:00 a.m.

Teams Meeting Link: [Subsidized Development Accessibility Rules Advisory Committee | Join meeting in Teams | Microsoft Teams](#)

Rules Advisory Committee Members

1. Richard Donovan, Department of Consumer and Business Services (DCBS)
2. Stephanie Hooper, Age Plus
3. Jennifer Knapp, Community Vision
4. Allen Hines, Community Vision
5. Cassie Wilson, 1000 friends of Oregon

Meeting Objectives:

- Conduct Rules Advisory Committee with a diverse group of individuals who are directly impacted by the Subsidized Development Accessibility rules.
- To create space to uncover different perspectives that can inform the implementation of the Subsidized Development Accessibility and gather feedback about the potential impacts as required by state rules development process.

Agenda

- I. Welcome and Introductions
- II. Review proposed adoption of Subsidized Development Accessibility rules.
- III. Opportunity to review and improve the drafted Economic and Fiscal Impact Statements
- IV. Next Steps
- V. Adjournment

Process Agreements for Rules Advisory Committee

This is intended to be a creative, brave space where we can think about how best to serve Oregonians with this rule change to remove barrier to access housing resources. To accomplish this, participants are asked to respect the following process agreements:

- Help foster an inclusive environment
- Stay engaged
- Speak your truth responsibly
- Listen to Understand
- Be willing to do things differently and experience discomfort
- Expect and accept non-disclosure





References:

1. [OHCS Architectural Standards \(OAS\)](#) – refer to Form Series AD, Accessible Design, specifically Form AD-3.
2. [Architectural Index](#) – Refer to Ai Module 01.01, Section 01.01-05, OHCS 'Baseline' Accessibility
3. [Senate Bill 1576 \(2026\)](#)





Rules Advisory Committee (RAC)

Fact Sheet

Purpose of RAC:

The RAC may be used to draft and vet rule language and programmatic decisions; however, it is a requirement, if a RAC is convened, they must review the drafted impact statements.

RAC's Role:

- The RAC's role is advisory, and consensus is not necessary.
- RAC members will not be compensated for serving on a RAC.
- RAC members will review proposed rule amendments and impact statements.
- RAC members are encouraged to actively participate in the discussions.
- Attend a 60–90 minute RAC meeting. If the RAC does not complete the discussion within the allotted time, a second RAC meeting may be scheduled to finalize recommendations. OHCS will make every effort to facilitate the meeting to avoid scheduling a second meeting.

What to Expect:

1. Each RAC member shall represent a different area of the impacted community.
2. RAC members can have many levels of lived experience and professional education, all levels of experience can benefit our engagement spaces. RAC members are encouraged to actively participate in the discussions.
3. If the proposed rule amendment has been initiated by legislative change, the legislator that sponsored the bill is required to be invited to be on the RAC.
4. Everyone is welcome to attend the RAC meeting. However, only RAC members may participate in the discussion. All others attending the meeting may provide written comments during the public comment period or oral comments during the public hearing.





Subsidized Development Accessibility Rulemaking Impact Statements

Drafting Impact Statement Instructions: the proposed impact statements will be included in the Notice of Proposed Rulemaking. These statements were completed to the best of our knowledge and reference data known and intent with rule changes. In preparation for the upcoming RAC meeting, please take a few minutes to review the proposed impact statements and take note whether you agree or disagree with the statement. We will review these proposed statements and encourage you to share your feedback at the meeting.

Fiscal and Economic Impact Statements:

Question 1: Identify whether the rules will have a fiscal impact, either negative or positive, on state agencies, local government, or the public, and if so, the extent of the impact.

Proposed impact statement: Adoption of these rules, as a result of the passage of HB 1575 (2026) may result in additional costs for projects in order to meet the established accessibility requirements. These costs may vary depending on project design and complexity. These rules are intended to provide clear and consistent standards for new construction projects. No direct fiscal impact to the state is anticipated beyond OHCS staff time needed to implement and administer the rules.

Notes:

Cost of Compliance Impact Statements

Question 2: Describe how state agencies, local government, or public members (if any) is likely to be affected; In the case of affects upon small business subject to these rules; describe the expected reporting, recordkeeping, or administrative costs to comply; and estimate the cost of professional services, equipment or supplies, labor, and increased administration required to comply with the proposed rules.

Proposed impact statement: Passage of SB 1576 (2026) may result in additional construction costs for OHCS funded projects in order to meet the accessibility



requirements set forth therein. These costs may vary depending on project design and complexity.

Notes:

Small Business Impact Statement

Question 3: Describe how small businesses were involved in the development of these rule(s). Detail small business interactions involved in the rulemaking or through the RAC; if small business were not involved, indicate so in a complete sentence.

Proposed impact statement: Small business were not specifically involved in the development of these rules. The rules were developed to implement the accessibility requirements established by SB 1576 (2026) and clarify the standards applicable to new rental housing receiving OHCS funding. OHCS will provide an opportunity for public comment to gather feedback on the proposed rules before adoption.

Notes:

Racial Equity Impact Statement

Question 3: Describe any anticipated reporting and other administrative activities required for compliance, including potential costs of professional services. Are there unforeseen costs to comply as these rules are currently written?

Proposed impact statement: Adoption of these rules is intended to promote more equitable access to affordable rental housing by establishing consistent accessibility requirements. Because people of color may also experience barriers to accessing affordable housing, establishing clear and consistent accessibility standards may contribute to more equitable housing opportunities. These rules do not directly address racial disparities, but they support broader efforts to promote equitable access to safe, accessible, affordable housing throughout Oregon.

Notes:



Housing Cost Impact Statement

Question 4: Do the proposed rules affect the cost of development of a 6,000 square foot parcel and the construction of a 1,200 square foot detached single-family dwelling on that parcel?

Proposed impact statement: These rules do not impact the development of single-family homes because they only apply to rental housing.

Notes:

TEMPORARY ADMINISTRATIVE ORDER

CHAPTER 813

OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT

FILING CAPTION: Accessibility requirements for ARH as it relates to SB1576 (2026).

EFFECTIVE DATE: 10/16/2026 THROUGH 04/13/2027

AGENCY APPROVED DATE: 10/16/2026

NEED FOR THE RULE(S):

SB 1576 (2026) introduced new accessibility requirements for new construction Affordable Rental Housing developments. Along with putting these requirements into the rule, the bill language itself was quite vague about what accessible code these units have to meet, so we want to specify in rule that to meet these requirements, partners must be in compliance with ADA 2010 Standards.

JUSTIFICATION OF TEMPORARY FILING:

The bill states that this requirement goes into effect Jan 1, 2027, and that OHCS cannot legally fund projects that do not meet this requirement. Because of this, it is imperative that we put these requirements in rule in a timely manner so as to not suspend funding for any otherwise eligible project.

DOCUMENTS RELIED UPON, AND WHERE THEY ARE AVAILABLE:

1. SB 1576 (2026)

2. OHCS Architectural Standards (OAS): <https://www.oregon.gov/ohcs/rental-housing/housing-development/oregon-centralized-application-orca/Documents/architecture/architectural-standards-forms-july-2026.pdf>

3. Architectural Index: <https://www.oregon.gov/ohcs/rental-housing/housing-development/oregon-centralized-application-orca/Documents/architecture/architectural-index-july-2026.pdf>

HOUSING IMPACT STATEMENT:

These rules do not impact the development of single-family homes because they only apply to rental housing.

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RULES:

813-315-0005, 813-315-0010, 813-315-0015, 813-315-0020, 813-315-0025, 813-315-0030

ADOPT: 813-315-0005

RULE TITLE: Purpose and Objectives

RULE SUMMARY: Adopting purpose and objective for Subsidized Development Accessibility

RULE TEXT:

OAR 813, division 315 is promulgated to implement accessibility requirements applicable to subsidized developments as this term is defined in ORS 456.508.

STATUTORY/OTHER AUTHORITY: ORS 456.508 - 456.514, ORS 456.555

STATUTES/OTHER IMPLEMENTED: SB 1576 (2026)

ADOPT: 813-315-0010

RULE TITLE: Definitions

RULE SUMMARY: Adopting definitions for Subsidized Development Accessibility.

RULE TEXT:

- (1) “ADA Standards” means the 2010 ADA Standards for Accessible Design or more recent version as adopted by the United States Department of Justice pursuant to the Americans with Disabilities Act of 1990.
- (2) “Accessible” for the purposes of this division means, a given space complies with one or more widely recognized industry standards for accessible design.
- (3) “Covered Housing” means rental housing subject to the requirements of this division pursuant to OAR 813-315-0015.
- (4) “Department” or “OHCS” means the Oregon Housing and Community Services Department.
- (5) “Federal accessibility requirements” means the accessibility requirements established under applicable federal law.
- (6) “Group home” means a single-family residence intended to house eight or fewer unrelated people as determined by the Department on a case-by-case basis. For purposes of this division, a group home is defined as a single dwelling unit.
- (7) “New” means, as defined in ORS 456.508(4), that the housing being constructed did not previously exist in residential or nonresidential form. “New” does not include the acquisition, alteration, renovation or remodeling of an existing structure.
- (8) “OHCS Baseline Accessibility” refers to "Subsidized Development Accessibility". The two terms are used interchangeably and share the definitions and requirements of this division.
- (9) “OHCS Baseline Accessible Unit” means a dwelling unit that is designed, constructed, and equipped to meet OHCS Baseline Accessibility requirements.
- (10) “Rental housing” means, as defined in ORS 456.508(6), a dwelling unit designed for non-owner occupancy under a tenancy typically lasting six months or longer. For purposes of this division, rental housing also means month to month and fixed-term tenancies and transitional housing, but not emergency housing.
- (11) “Section 504” refers to Section 504 of the Rehabilitation Act of 1973, as amended, 29 U.S.C. 794, and the implementing regulations at 24 CFR Part 8, as applicable to programs or activities receiving federal financial assistance.
- (12) “Subsidized development” means, as defined in ORS 456.508, a development that receives development subsidies from the Department.

(13) "Subsidized Development Accessibility" refers to the definition given for "OHCS Baseline Accessibility".

(14) "Uniform Federal Accessibility Standards" or "UFAS" means the federal accessibility standards applicable under Section 504 of the Rehabilitation Act of 1973.

(15) "Visitable" means, as defined by ORS 456.508(8), capable of being approached, entered and used by individuals with mobility impairments, including but not limited to individuals using wheelchairs.

STATUTORY/OTHER AUTHORITY: ORS 456.508 - 456.514, ORS 456.555

STATUTES/OTHER IMPLEMENTED: SB 1576 (2026)

ADOPT: 813-315-0015

RULE TITLE: Applicability

RULE SUMMARY: Adopting section OAR 813-315-0015 on Applicability of Subsidized Development Accessibility.

RULE TEXT:

Except as otherwise provided by law, these rules apply to the new construction of one or more rental housing units receiving development subsidies from the Department as described in ORS 456.508(7). Covered housing units include Department subsidized townhouses as well as other forms of rental housing, including group homes. These rules do not apply to homeownership housing, to agricultural labor housing, or to the acquisition, alteration, renovation or remodeling of existing structures. Nothing in this division relieves a subsidized development from compliance with any other applicable federal, state, or local accessibility requirement.

STATUTORY/OTHER AUTHORITY: ORS 456.508 - 456.514, ORS 456.555

STATUTES/OTHER IMPLEMENTED: SB 1576 (2026)

ADOPT: 813-315-0020

RULE TITLE: Accessibility Requirements

RULE SUMMARY: Adopting Accessible Requirements for Subsidized Development Accessibility.

RULE TEXT:

Except as otherwise provided by law, the department may not provide funding for the development of new rental housing that is a Subsidized development unless the development complies with the applicable OHCS Baseline Accessibility requirements of this division. For the purposes of this section, the point of "providing funding" is defined by the point in time at which the Housing Stability Council formally approves a project for funding. A Subsidized development subject to this division must comply with the Applicable Accessibility Standard as defined under Section 813-315-0025 of this division.

STATUTORY/OTHER AUTHORITY: ORS 456.508 - 456.514, ORS 456.555

STATUTES/OTHER IMPLEMENTED: SB 1576 (2026)

ADOPT: 813-315-0025

RULE TITLE: OHCS Baseline Accessibility Standard

RULE SUMMARY: Adopting Applicable Accessibility Standard for Subsidized Development Accessibility.

RULE TEXT:

Covered Housing must comply with both the following:

(1) Comply with the ADA Standards for Accessible Design (ADA Standards).

(2) Comply with the “exceptions” listed under Section V of the HUD Notice: 24 CFR Part 8 [Docket No. FR –5784–N–01]. The subject HUD notice is commonly referred to as the “deeming notice” in which HUD has deemed the 2010 ADA Standards to be an acceptable alternate to the Uniform Federal Accessibility Standard (UFAS).

STATUTORY/OTHER AUTHORITY: ORS 456.508 - 456.514, ORS 456.555

STATUTES/OTHER IMPLEMENTED: SB 1576 (2026)

ADOPT: 813-315-0030

RULE TITLE: Federal and State Requirements Resolution

RULE SUMMARY: add text

RULE TEXT:

When state or federal accessibility requirements apply to a Subsidized development that differs from the requirements of this division, the more stringent requirements, as OHCS determines, shall control. Subsidized developments must comply with all applicable accessibility requirements established under state and federal law, including, when applicable, the Oregon Structural Specialty Code, the Americans with Disabilities Act, and Section 504 of the Rehabilitation Act of 1973.

STATUTORY/OTHER AUTHORITY: ORS 456.508 - 456.514, ORS 456.555

STATUTES/OTHER IMPLEMENTED: SB 1576 (2026)