

OREGON

Department of
Land Conservation
& Development



Goal 10 and Housing Capacity

House Committee on Housing

June 1, 2022

Sean Edging, Housing Policy Analyst
Gordon Howard, Community Services Division Manager
Emma Land, Legislative & Policy Coordinator

Legislative Direction

HB 5006 (2021 Session) direction:

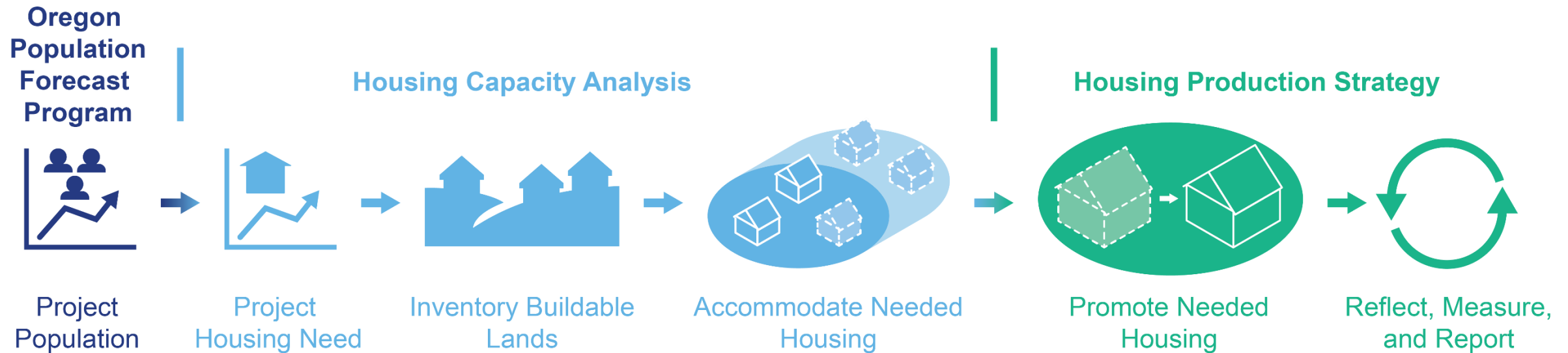
OHCS and DLCD “to study and make legislative recommendations on the incorporation of a regional housing needs analysis into state and local planning programs” by December 31, 2022

HB 5202 (2022 Session) additional direction:

DLCD “to support work on regional housing needs and land supply issues”

Goal 10 – Housing Planning

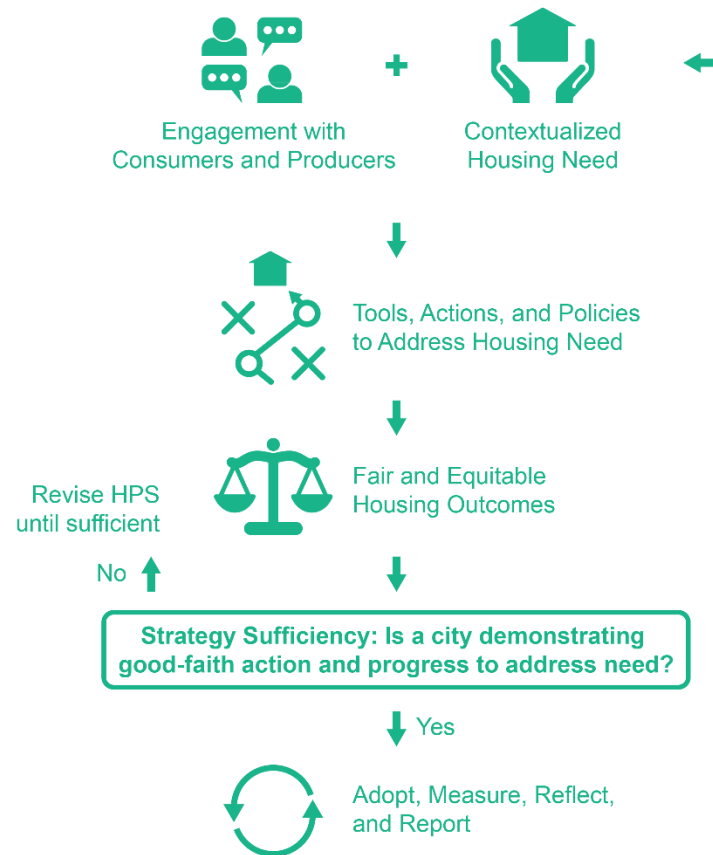
“To provide for the housing needs of citizens of the state. Buildable lands for residential use shall be inventoried and plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density.”



Goal 10 Process Overview

Goal 10 – Process Detail

Housing Production Strategy



Housing Capacity Analysis



Housing Capacity Analysis Schedule

ORS 197.296(2) & (10)
OAR 660-008-0045

Housing Capacity Analysis Update Schedule for Oregon Cities with a population above 10,000 (Required by ORS 197.296)

OAR 660, Division 8 – Exhibit A

To be adopted by the Land Conservation and Development Commission in February 2022

Updated January 4, 2022

Cities must adopt updated Housing Capacity Analyses (HNA) by December 31st of the listed year.

Cities not within a Metropolitan Service District

(must update HNA every eight years)

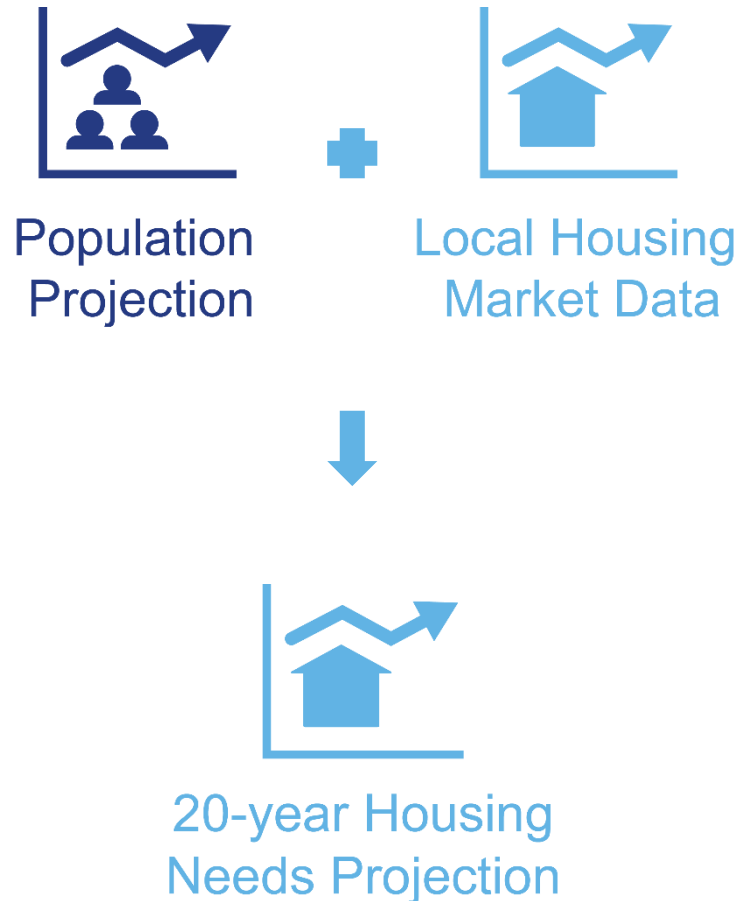
	2022	2023	2024	2025	2026	2027	2028	2029
1	Grants Pass	Independence	Astoria	Lincoln City	Eugene	Canby	Albany	Ashland
2	Lebanon	McMinnville	Bend	Sandy		Central Point	Baker City	Hermiston
3	Pendleton	Medford	Keizer	Springfield		Corvallis	Coos Bay	Newberg
4	Newport	Molalla	Salem	The Dalles		Cottage Grove	Dallas	Ontario
5		North Bend				Prineville	Klamath Falls	
6						Redmond	La Grande	
7						Roseburg	Monmouth	
8						St. Helens	Silverton	
9						Woodburn		

Cities within a Metropolitan Service District

(must update HNA every six years)

	2022	2023	2024	2025	2026	2027	2028	2029
1	- None -	Beaverton	- None -	Forest Grove	Sherwood	Gladstone	N/A	N/A
2		Fairview			Troutdale	Cornelius		
3		Gresham			Tualatin	Tigard		
4		Happy Valley				Oregon City		
5		Hillsboro						
6		Lake Oswego						
7		Milwaukie						
8		Portland						
9		West Linn						
10		Wilsonville						

Housing Needs Projection



Population Projection – PSU Population Research Center or Metro (ORS 190.520)

“Needed Housing” – ORS 197.303

Local Market Data – To inform projected need and capacity assumptions (ORS 197.296(5))

- Actual production & trends (number, density, average mix)
- Market factors
- Production on buildable lands

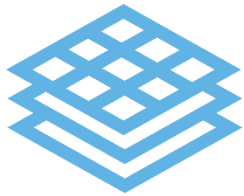
20-Year Housing Needs Projection – By “type and density range” (ORS 197.296 and 197.303(2))

Note: Implementation of the RHNA

Buildable Lands Inventory



Assumed Density
of Future Development



Buildable Lands
Inventory



Capacity of Land
for Housing

Buildable Lands Inventory (BLI) – Jurisdiction must produce a map showing buildable lands, including (ORS 197.296(4)):

- Vacant
- Partially vacant
- Mixed-use
- Infill and redevelopment

Remove Constrained Lands



OAR 660, Division 008

- Natural Hazards (Goal 7)
- Natural Resource Protections (Goals 5, 6, 15, 16, 17 & 18)
- Has slopes of 25 percent or greater
- Is within the 100-year floodplain
- Cannot be provided with public facilities

OAR 660, Division 038

Includes specific safe-harbor assumptions for constraints

Estimate Future Capacity



ORS 197.296 (5)(a) – “... the determination of housing capacity must be based on data relating to land within the urban growth boundary that has been collected since the last [housing capacity analysis]. The data shall include:

- A. The **number, density and average mix** of housing types of urban residential development **that have actually occurred**
- B. **Trends in density and average mix** of housing types of urban residential development
- C. **Market factors** that may substantially impact future urban residential development
- D. The **number, density and average mix** of housing types that have occurred **on the buildable lands**

Example – Medford (2021)

Exhibit 6. Residential Land by Development Status, Medford UGB, 2020

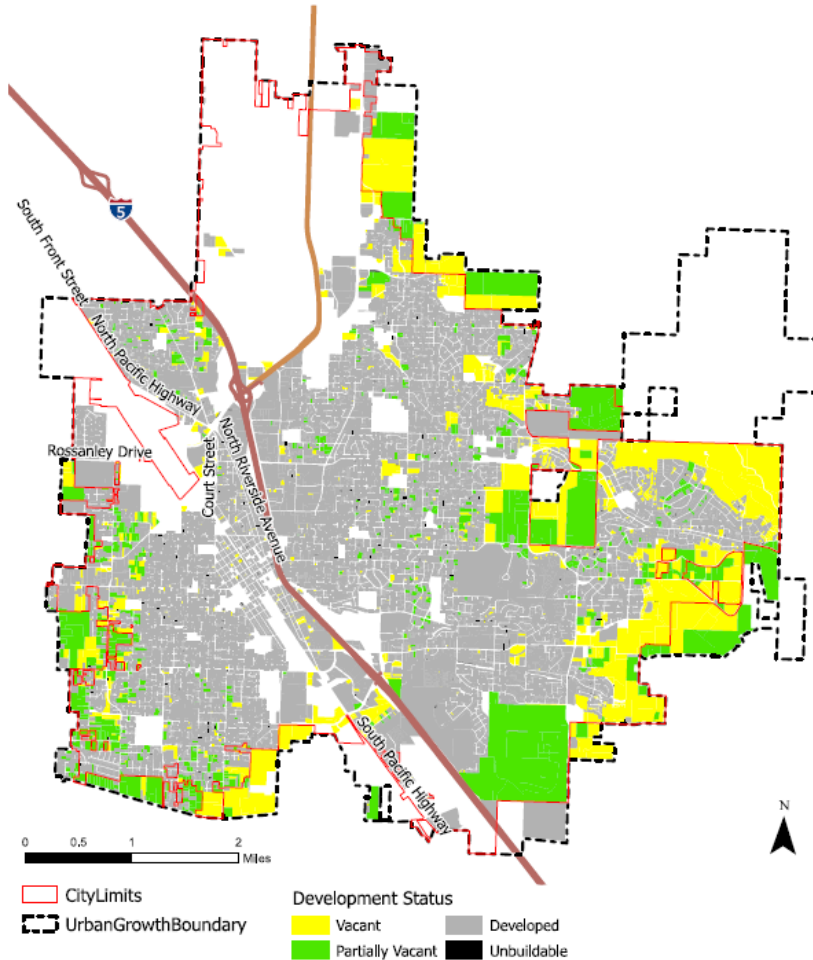
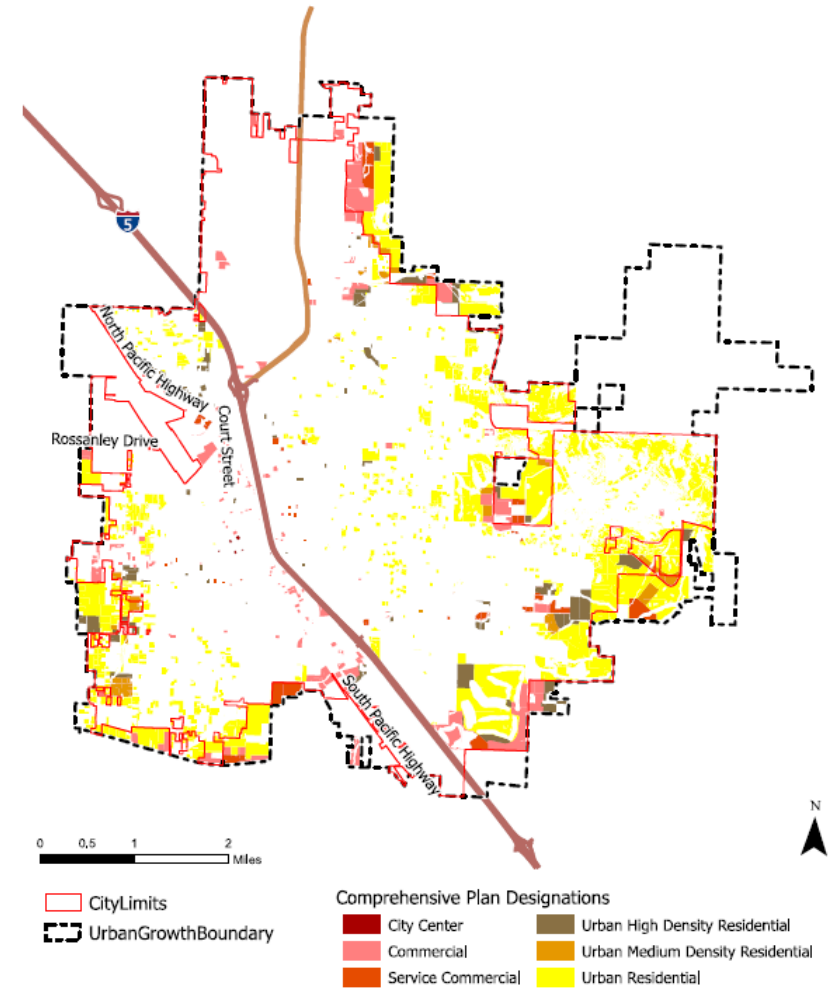


Exhibit 9. Unconstrained Vacant and Partially Vacant Residential Land (excluding land in required open space), Medford UGB, 2020



Land Sufficiency



20-year Housing
Needs Projection



Capacity of Land
for Housing



Land Sufficiency: Is there enough land, zoned to sufficient capacity, to accommodate twenty years of growth?

Compare residential land need to existing capacity.

If sufficient, no further action required
(*except the Housing Production Strategy)

If insufficient, must adopt measures to
accommodate needed housing (ORS 197.296)

Example – Medford (2021)

Variable	Housing Mix
Needed new dwelling units (2021-2041)	8,668
Dwelling units by structure type	
Single-family detached	
Percent single-family detached DU	55%
Total new single-family detached DU	4,767
Single-family attached	
Percent single-family attached DU	7%
Total new single-family attached DU	607
Duplex, Triplex, Quadplex	
Percent duplex, triplex, quadplex	13%
Total new duplex, triplex, quadplex	1,127
Multifamily (5+ units)	
Percent multifamily (5+ units)	25%
Total new multifamily (5+ units)	2,167
Total new dwelling units (2021-2041)	8,668



Housing Type	Plan Designations					TOTAL
	Urban Residential	Urban Medium Density Residential	Urban High Density Residential	Stewart Meadows PUD	Commercial *	
Dwelling Units						
Single-family detached	4,246	433	87	1	-	4,767
Single-family attached	173	173	261	-	-	607
Duplex, triplex, quadplex	173	381	348	90	135	1,127
Multifamily (5+ units)	43	173	1,024	88	839	2,167
Total	4,635	1,160	1,720	179	974	8,668
Percent of Units						
Single-family detached	49%	5%	1%	0%	0%	55%
Single-family attached	2%	2%	3%	0%	0%	7%
Duplex, triplex, quadplex	2%	4%	4%	1%	2%	13%
Multifamily (5+ units)	0%	2%	12%	1%	10%	25%
Total	53%	13%	20%	2%	11%	100%

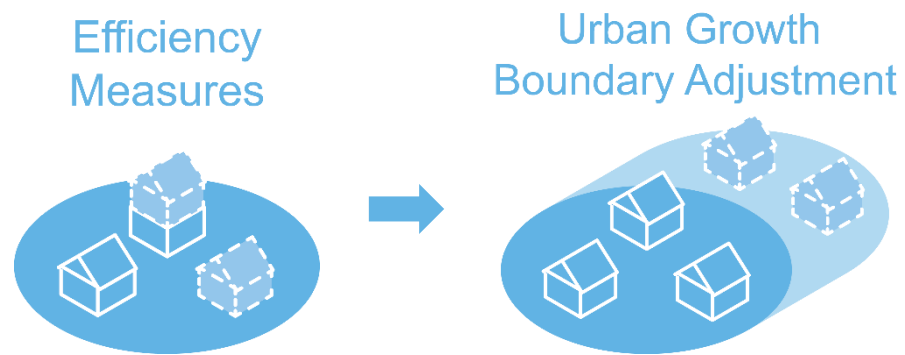


Plan Designation	Total Unconstrained Buildable Acres	Density Assumption (DU/Gross Acre)	Capacity (Dwelling Units)
Urban Residential	2,369	5.2	12,317
Urban Medium Density Residential	129	11.1	1,432
Urban High Density Residential	272	13.1	3,561
Stewart Meadows PUD	n/a	n/a	179
Commercial *	46	32.6	1,489
Total	2,815	6.7	18,978



Plan Designation	Capacity (Dwelling Units)	Demand (Dwelling Units)	Capacity less Demand (Dwelling Units)	Land Sufficiency (Acres)
Urban Residential	12,317	4,635	7,682	1,477
Urban Medium Density Residential	1,432	1,160	272	25
Urban High Density Residential	3,561	1,720	1,841	141
Stewart Meadows PUD	179	179	0	0
Commercial *	1,489	974	515	16
Total	18,978	8,668	10,310	1,658

Measures to Accommodate Needed Housing



Efficiency Measures – “increase likelihood of higher density residential development” (ORS 197.296 (9))

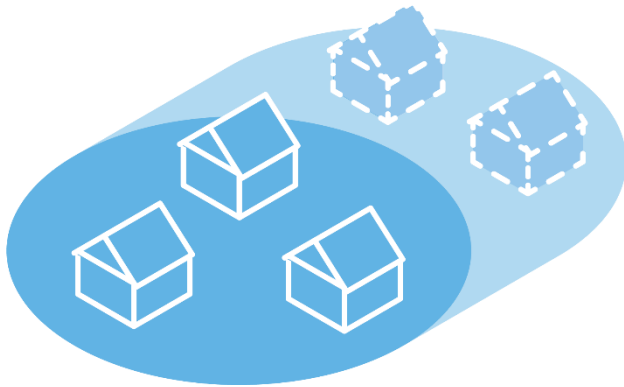
Examples: increasing permitted density, financial incentives, minimum density, easing development review, redesignate lands, etc.

Urban Growth Boundary Adjustment – to include sufficient buildable lands to accommodate projected housing need (ORS 197.296 (6))

Must demonstrate that needs cannot reasonably be accommodated on land already inside the UGB

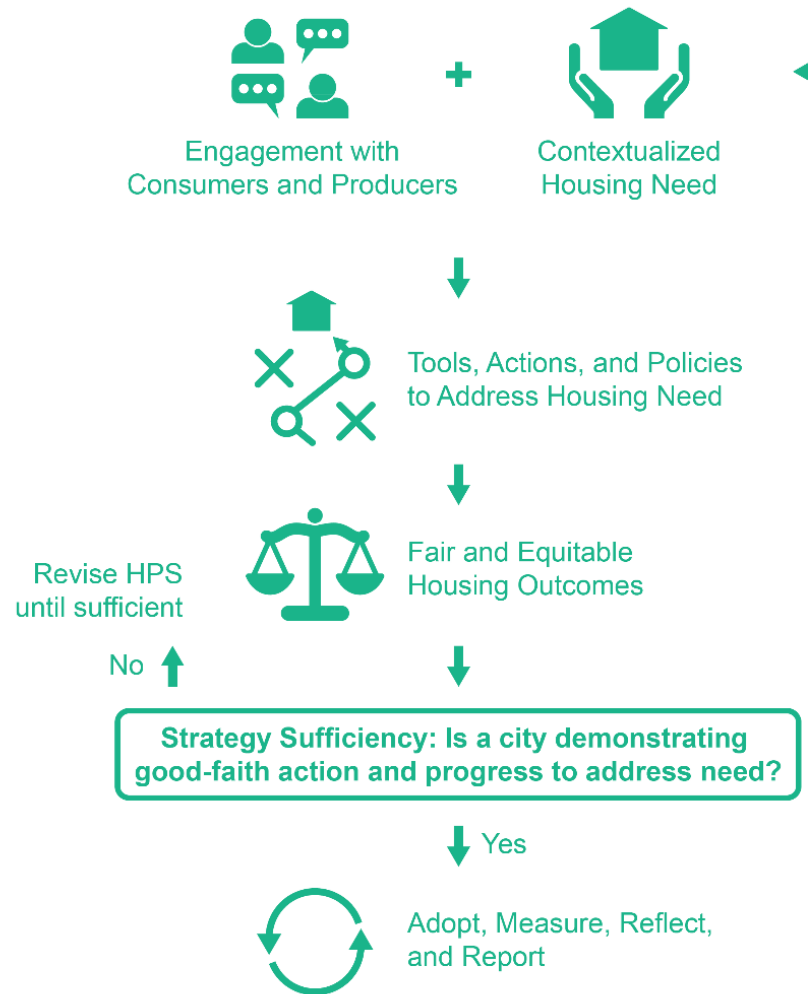
Urban Growth Boundary Adjustment (Goal 14)

Urban Growth Boundary Adjustment



1. **Establish Study Area** – Start broad; exclude unsuitable lands to narrow
2. **Prioritize lands** – urban reserves, non-resource lands, resource lands
3. **Analyze four location factors** – weighing efficiency, infrastructure serviceability, EESE (environmental, energy, economic and social), and compatibility with adjacent uses

Housing Production Strategy



Strategies to encourage housing production and more equitable outcomes

Must be complete one year after HCA (may be concurrent)

Establishes timeline for adoption and implementation

Strategies to Meet Future Housing Need

Category A		Zoning and Code Changes
Category B		Reduce Regulatory Impediments
Category C		Financial Incentives
Category D		Financial Resources
Category E		Tax Exemption and Abatement
Category F		Land, Acquisition, Lease, and Partnerships
Category Z		Custom Options

For each strategy:

- Description
- Timeline for adoption
- Timeline for implementation
- Expected magnitude of impact

Fair and Equitable Housing Outcomes



Location and Transportation



Fair Housing



Housing Choice



Housing for People
Experiencing Homelessness



Affordable Rental and
Homeownership



Housing Stability and
Displacement

1. “How is the city **striving to meet GHG reduction targets...**”
2. “How is the city **affirmatively furthering fair housing...**”
3. “How the city is **facilitating access to housing choice...**”
4. “How the city is **advocating for and enabling housing options for residents experiencing homelessness**”
5. “How the city is **supporting and creating opportunities for affordable rental and homeownership...**”
6. “How the city is **increasing housing stability** for residents and **mitigating the impacts of gentrification...**”

Major Housing Capacity Issues

Housing Capacity Analysis



1. Translating housing need (RHNA) to housing types/mix
2. Buildable Lands Inventory
3. Efficiency Measures
4. Urban Growth Boundary review process
5. (Throughout) Building capacity in cities below 10,000 population



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June 1, 2022

Questions