

OREGON

Department of
Land Conservation
& Development



Goal 10 and Housing Supply

Senate Committee on Housing and Development

June 2, 2022

Sean Edging, Housing Policy Analyst

Legislative Direction

HB 5006 (2021 Session) direction:

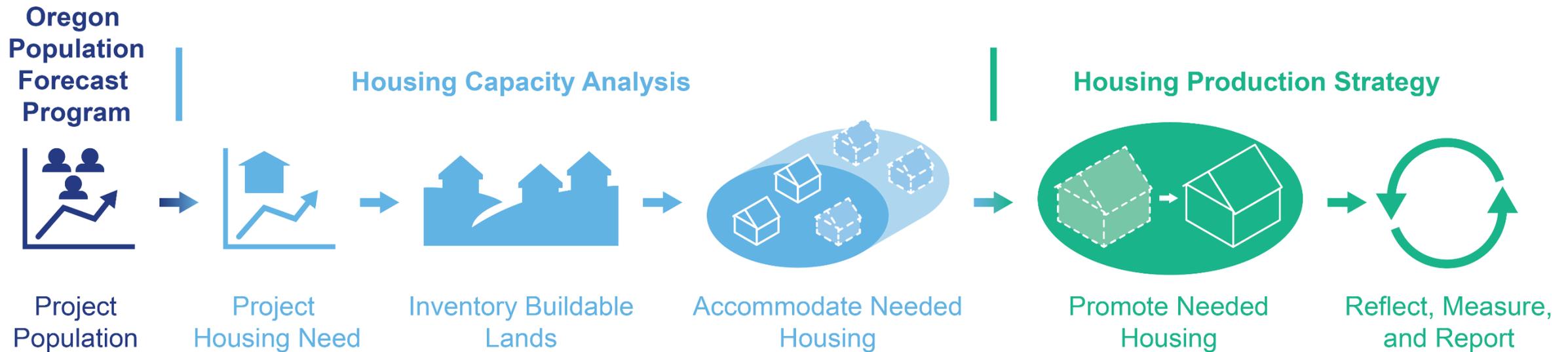
OHCS and DLCD “to study and make legislative recommendations on the incorporation of a regional housing needs analysis into state and local planning programs” by December 31, 2022

HB 5202 (2022 Session) additional direction:

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

Note – Goal 10 Presentation to the House

“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.”



Work Groups and Engagement

Housing Needs Work Group

Name	Organization or Occupation
Al Johnson	Land Use Attorney
Allan Lazo	Fair Housing Council of Oregon
Ariel Nelson	League of Oregon Cities
Carla Palandino	City of Medford
Cristina Palacios	Unite Oregon
Dwight Jefferson	City of Portland
Jill Rolfe	City of Coos Bay
Jeremy Rogers	Oregon Association of Realtors
Mallorie Roberts	Association of Oregon Counties
Mark Long	Oregon Home Builders Association
Mary Kyle McCurdy	1000 Friends of Oregon
Mary Phillips	City of Gresham
Michael Szporluk	Independent Consultant (Disability)
Miranda Bateschell	City of Wilsonville
Nick Snead	City of Madras
Renata Wakeley	Mid-Willamette Valley COG
Tamra Mabbott	Morrow County
Taylor Smiley Wolfe	Home Forward
Ted Reid	Metro

Housing Capacity Work Group

Name	Organization or Occupation
Brian McDowell	Business Oregon (ex-officio)
Ex-Officio	Oregon Department of Transportation (ex-officio)
Rian Hooff	Oregon Department of Environmental Quality (ex-officio)
Al Johnson	Retired Land Use Attorney
Allan Lazo	Fair Housing Council
Bill Van Vliet	Network of Oregon Affordable Housing
BreAnne Gale Brian Rankin	City of Bend
Brian Latta	City of Dallas
Chris Faulkner	Clean Water Services
Dave Hunnicut	Oregon Property Owners Association
Emily Reiman	DevNW
Garet Prior	Wilsonville Alliance for Inclusive Community
Heather O'Donnell	City of Eugene
Jeffrey Adams	City of Cannon Beach
Jeremy Rogers	Oregon REALTORS

Name	Organization or Occupation
Jim McCauley Ariel Nelson	League of Oregon Cities
Jonathan Trutt	Home Forward
Justin Peterson	Oregon Cascades West Council of Governments
Kaarin Knudson	Eugene - Better Housing Together
Kathy Wilde	Oregon Housing Land Advocates
Mary Anne Cooper	Oregon Farm Bureau
Mary Kyle McCurdy	1000 Friends of Oregon
Matt Lawyer	Marion County Board of Commissioners
Michael Burdick	Association of Oregon Counties
Peggy Lynch	League of Women Voters
Peter Gutowsky	Deschutes County Community Development
Samantha Bayer	Oregon Home Builders Association
Stacie Sanders	Housing Oregon
Ted Reid Anneliese Kohler	Metro Regional Government
Yiping Fang	Portland State University

Recommendations Framework

Housing Needs Work Group

Housing Capacity Work Group

RHNA Recommendations

On the incorporation of a RHNA into state and local planning programs.

- **Finalizing Methodology** – agency(ies) responsible, process for revisions, and frequency
- **Implementation Pathways** – housing needs projection vs housing production index
- **Measuring Production** – Tracking market rate and affordable production

Conditions for Success

Achieving production, affordability, and equitable outcomes

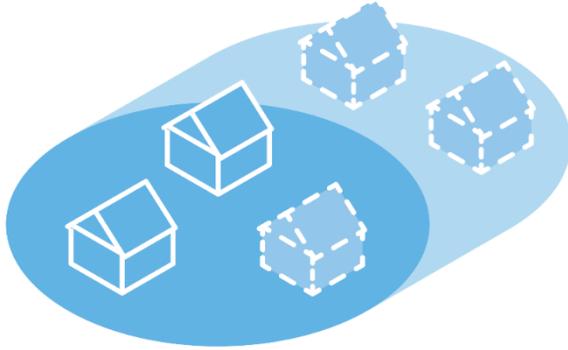
- **Accountability** – Responsibility of state, regional, and local gov't to respond to unmet need
- **Funding** – Investment in infrastructure and housing production
- **Administrative Capacity** – Needed state, regional, and local capacity to implement legislative direction on housing

Housing Capacity Recommendations

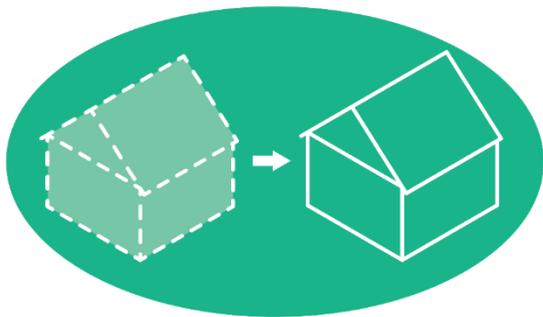
On regional housing needs and land supply issues.

- **Efficiency Measures** – increasing supply within the UGB
- **Process and Data** – Streamlining the establishment of need for UGB adjustments
- **Regulatory Review** – Streamlining the review of UGB adjustments
- **Small Cities** – Increasing capacity in cities below 10,000

RHNA - Legislative Pathways



Housing Capacity
Analysis (HCA)



Housing Production
Strategy (HPS)

Two administrative and legal pathways:

1. Housing Capacity Analyses (HCA) – projecting future development
2. Housing Production Strategies (HPS) – tracking and evaluating outcomes

Many variations and combinations of reforms are possible within these two pathways, both would require statutory changes.

Conditions for Success

The OHNA can describe production targets, but achieving outcomes will require overcoming barriers to production beyond land use, including:

- **Accountability**, to ensure that governments are doing all they can to equitably meet growing need
- The amount and type of state-level **funding**, to better support the production of publicly-funded housing and affordable housing
- Administrative **capacity**, to enable comprehensive and sustained implementation efforts

Housing Capacity Recommendations

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



DLCD
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Questions