







### **OREGON**

Department of Land Conservation & Development



Goals 10 and 14

Planning for Housing and Urbanization

**November 6, 2023** 

Palmer Mason, Senior Policy Advisor Karen Guillèn-Chapman, UGB Specialist Sean Edging, Housing Planner State law requires cities maintain enough capacity within an Urban Growth Boundary (UGB) to accommodate twenty years of need

### **Housing Capacity Analysis (HCA) – Goal 10**

Whether a City has enough land, zoned to sufficient capacity, to accommodate twenty years of need.

### **Urban Growth Boundary Amendment – Goal 14**

How and where a City amends an Urban Growth Boundary to accommodate an identified land need.

# Goal 10 Process Overview

### **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."



# Oregon Housing Needs Analysis (OHNA)

Reorients Goal 10 towards housing production, affordability, and choice

#### **Housing Capacity Analysis**



# Oregon Housing Needs Analysis (OHNA)

#### Focus for this presentation:



# Housing Capacity Analysis Schedule

Once every 6 (Metro) or 8 (non-Metro) years for cities above 10k population

#### $\ \, \text{Housing Capacity Analysis Update Schedule for Oregon Cities with a population above 10,000} \\$

(Required by ORS 197.296)

OAR 660, Division 8 - Exhibit A

Last Updated January 26, 2023

To be adopted by the Land Conservation and Development Commission in January of each year.

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

#### Cities not within a Metropolitan Service District

(must update HCA every eight years)

	2023	2024	2025	2026	2027	2028	2029	2030
1	Independence	Astoria	Lincoln City	Eugene	Canby	Albany	Ashland	Grants Pass
2	McMinnville	Bend	Sandy		Central Point	Baker City	Hermiston	Lebanon
3	Medford	Keizer	Springfield		Corvallis	Coos Bay	Newberg	Pendleton
4	Molalla		The Dalles		Cottage Grove	Dallas	Ontario	Newport
5	Sweet Home				Prineville	Klamath Falls		Salem
6	Lebanon*				Redmond	La Grande		
7	Pendleton*				Roseburg	Monmouth		
8	Newport**				St. Helens	Silverton		
9					Woodburn			

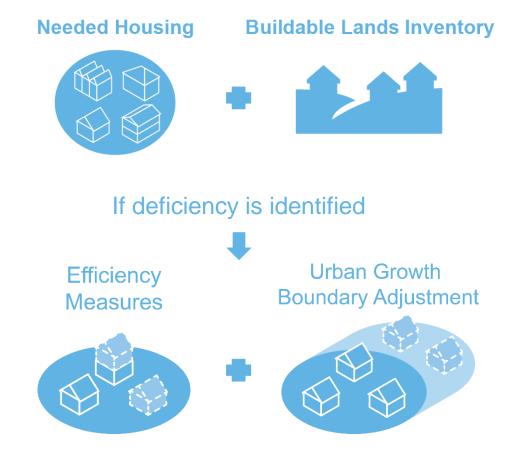
#### Cities within a Metropolitan Service District

(must update HCA every six years)

	2023	2024	2025	2026	2027	2028	2029	2030
1	Beaverton	- None -	Forest Grove	Sherwood	Gladstone	- None -	Beaverton	- None -
2	Fairview			Tualatin	Cornelius		Fairview	
3	Hillsboro				Tigard		Hillsboro	
4	Lake Oswego				Oregon City		Lake Oswego	
5	Milwaukie				Gresham		Milwaukie	
6	Portland				Happy Valley		Portland	
7	West Linn				Troutdale		West Linn	
8	Wilsonville						Wilsonville	
9								
10								

### **Housing Capacity Analysis**

Does a city have enough land, zoned to sufficient capacity, within a UGB to accommodate twenty years of need?



#### **State Analysis:**

**1. OHNA** – Estimates and allocates need to local governments, first round by Jan 1, 2025

#### Local Planning:

- 2. "Needed Housing" Determine type, characteristics, and location of housing
- 3. Buildable Lands Inventory (BLI) Inventory and estimate land capacity and development-readiness

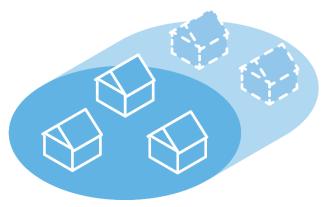
#### If deficiency is identified:

4. Measures to Accommodate Needed Housing

# **Goal 14 Process Overview**

### **Urban Growth Boundary Adjustment (Goal 14)**

# Urban Growth Boundary Adjustment



- 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

# Upcoming Work & Policy Changes

### OHNA Policy Recommendations

Recommendation 1: Plan for what's needed



1.1) Plan for more housing, especially affordable housing



1.2) Set targets, track progress and outcomes



1.3) Refocus local action on production



1.4) Unlock land, where it's needed

Recommendation 2: Build what's needed, where it's needed



2.1) Fund housing the market would not produce on its own



2.2) Make "housing choice for all" a state policy goal



3.1) Coordinate state agencies on housing production



3.2) Organize continuing policy work to support production

Recommendation 3: Commit to working together with urgency



### **OHNA Policy (HB 2001 & 2889)**

#### A. Better Utilize Land within the UGB

- Enabled adoption of 'efficiency measures' in HPS before UGB amendment
- LCDC rulemaking to support building abundance of housing on lands within UGB
- Plan for sufficient 'development-ready land'

#### **B. Streamline Establishing Need for a UGB Amendment**

- Amended "needed housing" statute to utilize OHNA estimates
- Amended "buildable lands" statute to reflect realistic capacity estimates
- LCDC rulemaking to provide clarity & certainty in planning for sufficient development-ready land

#### C. Streamline Regulatory Review of UGB Amendment

- Adjusted "urban reserve" statute & rules to increase flexibility & adoption
- Leverage the UGB "land exchange" process to remove lands unlikely to develop

#### D. Increase Local Capacity & Support

- Funded local urbanization planning
- Hired urbanization-focused housing staff at DLCD

<sup>\*</sup>Provided legislative considerations for streamlined amendment process (not in HB 2001)







### DLCD

Department of Land Conservation & Development

Planning for Housing and Urbanization

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## Questions

### References

- 1. OHNA Report: <a href="https://www.oregon.gov/lcd/UP/Documents/20221231\_OHNA\_Legislative\_Recommendations\_Report.pdf">https://www.oregon.gov/lcd/UP/Documents/20221231\_OHNA\_Legislative\_Recommendations\_Report.pdf</a>
- 2. Housing Capacity Recommendations (Appx A): <a href="https://www.oregon.gov/lcd/UP/Documents/Appx\_A\_Housing\_Capacity\_Recommendations.pdf">https://www.oregon.gov/lcd/UP/Documents/Appx\_A\_Housing\_Capacity\_Recommendations.pdf</a>
- 3. HB 2001 (2023): <a href="https://olis.oregonlegislature.gov/liz/2023R1/Measures/Overview/HB2001">https://olis.oregonlegislature.gov/liz/2023R1/Measures/Overview/HB2001</a>
- 4. HB 2889 (2023): <a href="https://olis.oregonlegislature.gov/liz/2023R1/Measures/Overview/HB2889">https://olis.oregonlegislature.gov/liz/2023R1/Measures/Overview/HB2889</a>