

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.

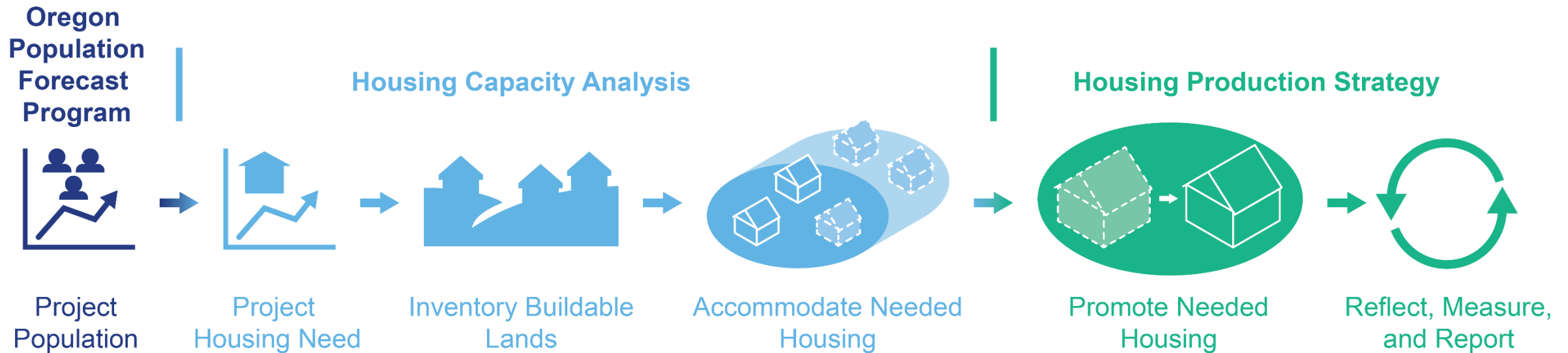
Urban Growth Boundary Amendment – Goal 14

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.”



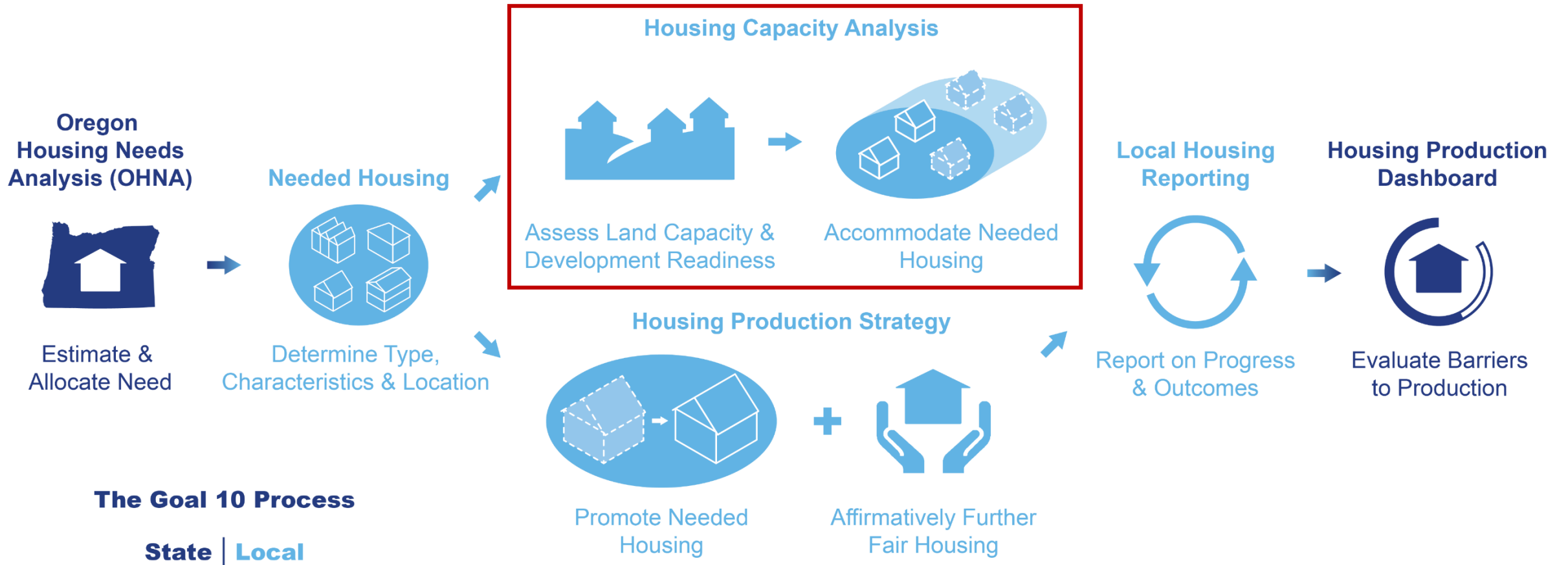
Oregon Housing Needs Analysis (OHNA)

Reorients Goal 10 towards housing production, affordability, and choice



Oregon Housing Needs Analysis (OHNA)

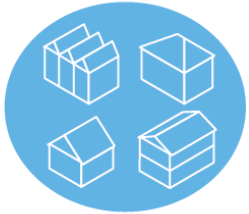
Focus for this presentation:



Housing Capacity Analysis

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

Needed Housing



Buildable Lands Inventory



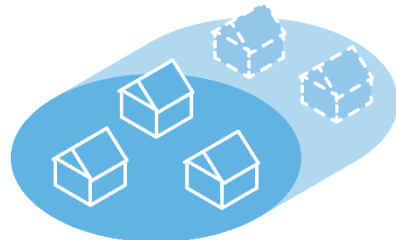
If deficiency is identified



Efficiency Measures



Urban Growth Boundary Adjustment



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

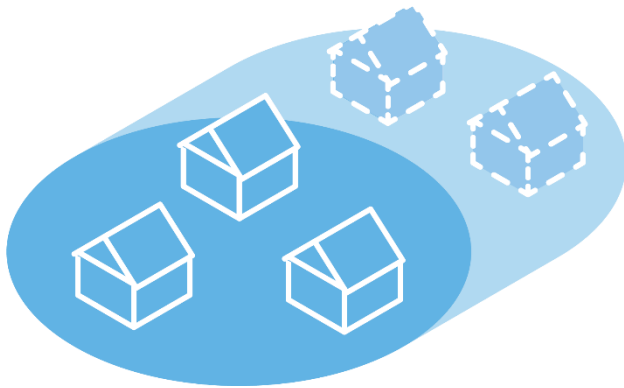
If deficiency is identified:

4. **Measures to Accommodate Needed Housing**

Goal 14 Process Overview

Urban Growth Boundary Adjustment (Goal 14)

Urban Growth Boundary Adjustment



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

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

Recommendation 3: Commit to working together with urgency



3.1) Coordinate state agencies on housing production



3.2) Organize continuing policy work to support production



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

*Provided legislative considerations for streamlined amendment process (not in HB 2001)



DLCD
Department of
Land Conservation
& Development

Planning for Housing and Urbanization

November 6, 2023

Questions

References

1. **OHNA Report:** https://www.oregon.gov/lcd/UP/Documents/20221231_OHNA_Legislative_Recommendations_Report.pdf
2. **Housing Capacity Recommendations (Appx A):** https://www.oregon.gov/lcd/UP/Documents/Appx_A_Housing_Capacity_Recommendations.pdf
3. **HB 2001 (2023):** <https://olis.oregonlegislature.gov/liz/2023R1/Measures/Overview/HB2001>
4. **HB 2889 (2023):** <https://olis.oregonlegislature.gov/liz/2023R1/Measures/Overview/HB2889>