

# Housing Policy Implementation Updates



## House Interim Committee on Housing and Homelessness September 24, 2024

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# Legislatively- Directed Program Updates

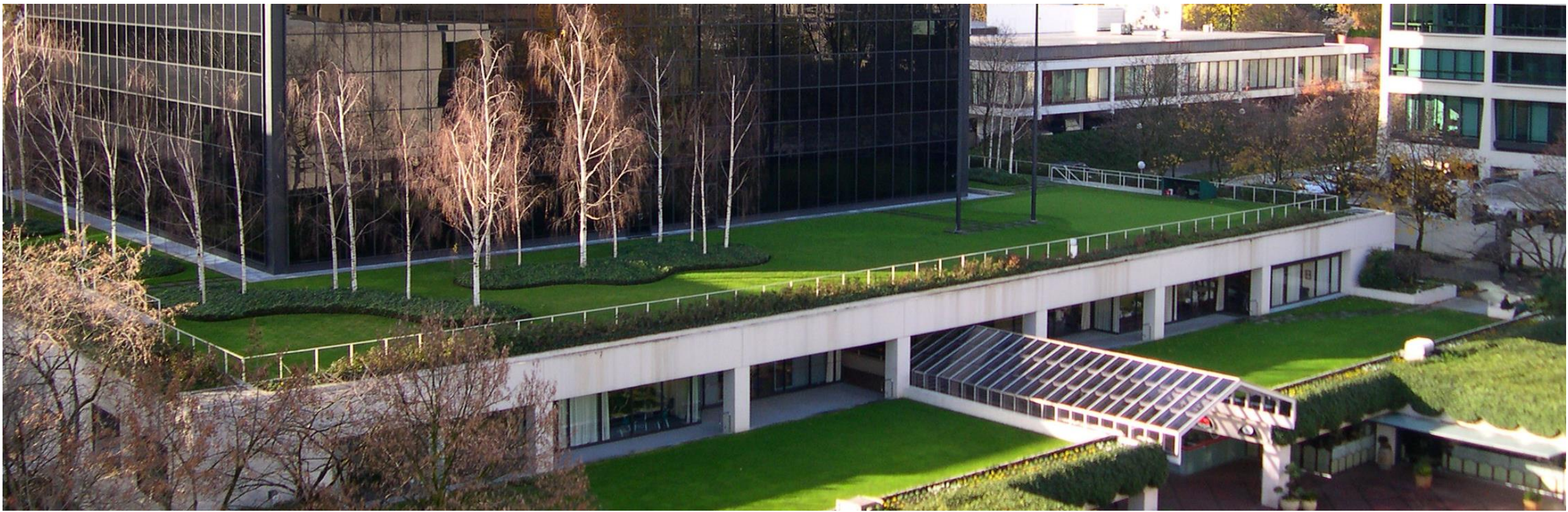
## 🏠 SB 1537 (2024):

- 🏠 Housing Accountability and Production Office (HAPO)
- 🏠 Infrastructure project proposal evaluation report

## 🏠 HB 2001/2889 (2023):

- 🏠 Oregon Housing Needs Analysis (OHNA)





# Oregon Housing Needs Analysis

Overview



# Legislative History

## **Pilot methodology and recommendations: Regional Housing Needs Analysis (RHNA)**

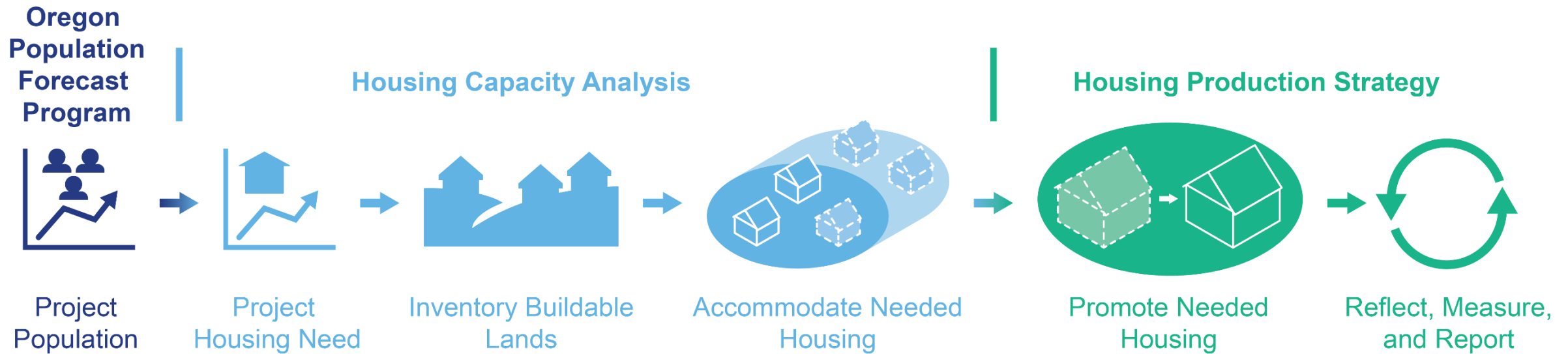
- HB 2003 (2019) – Pilot methodology
- HB 5006 (2021) – Recommendations for implementation into Goal 10
- HB 5202 (2022) – Preparing land for housing production

## **Codification of program implementation: Oregon Housing Needs Analysis (OHNA)**

- HB 2001/2889 (2023) – Established the OHNA program within DLCDC
  - Three rulemaking components
  - \$3.5m in grant funds

# Pre-OHNA Policy – Goal 10

*“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.”*





# OHNA Policy – Goal 10

Reorients Goal 10 implementation towards housing production, affordability, and choice





# Oregon Housing Needs Analysis

Rulemaking

# OHNA Rulemaking Process

**Focus: Housing production, affordability, and choice**

**Rulemaking split into three major topic areas:**

## **Housing Need & Production** (Jan 1, 2025)

- Implement OHNA; “needed housing”
- Create adoption-ready policy options
- Integrate ‘affirmatively furthering fair housing’ into Goal 10

## **Housing Accountability** (Jan 1, 2025)

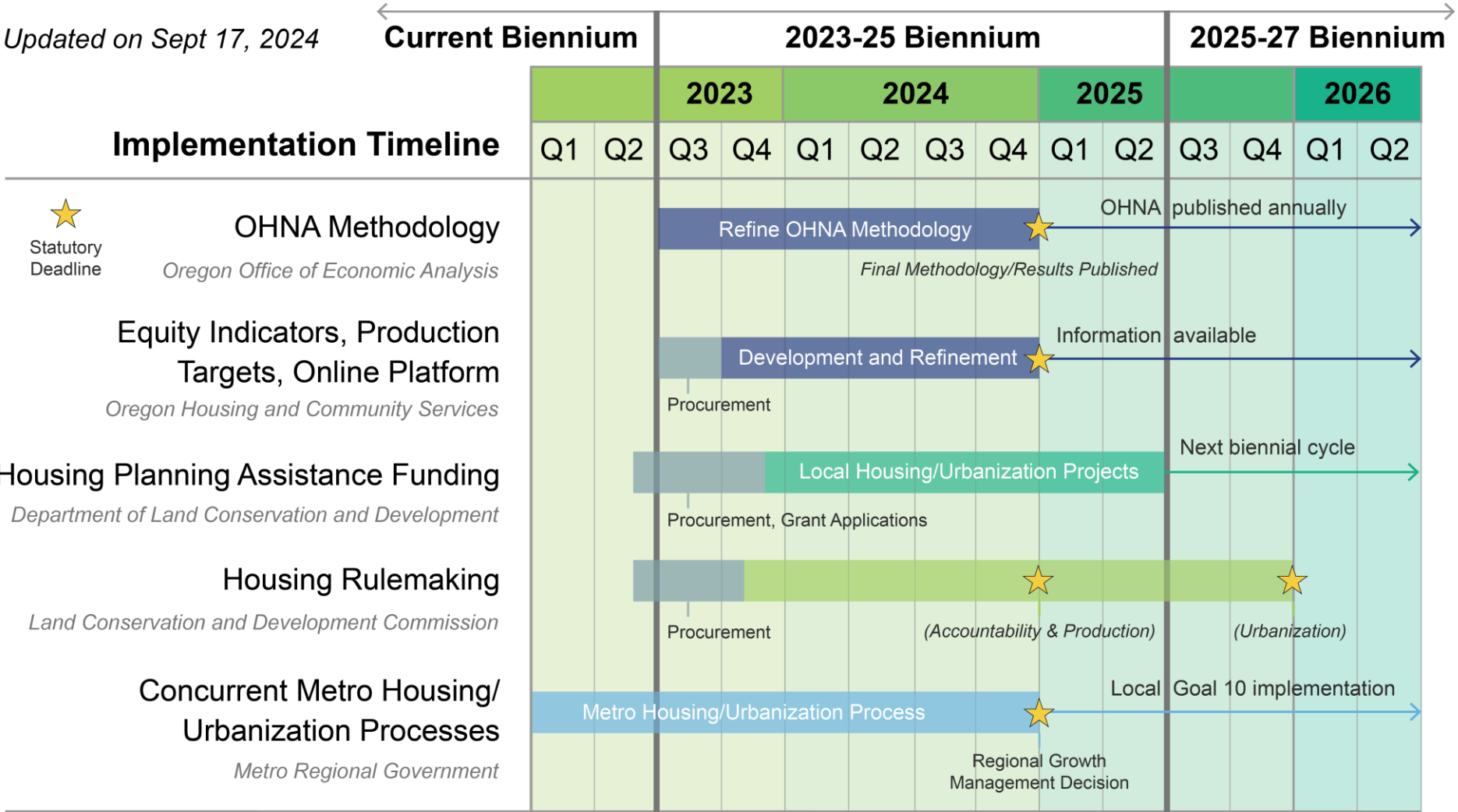
- Measure (under)performance
- Develop process to review local/state barriers to production
- Create tools & incentives for meaningful action to address barriers

## **Housing Capacity & Urbanization** (Jan 1, 2026)

- Clarify methodologies & assumptions to estimate capacity
- Create greater clarity/certainty for UGB amendments, land exchanges, & urban/rural reserves
- Facilitate development-readiness of lands brought into the UGB



# OHNA Implementation Timeline



# City of Gresham Housing Planning

Housing Capacity Analysis (2021, 12-month process)

Gresham Strategic Plan: Housing For All Priority (2022)

Middle Housing and MHL Code Update (2022)

Housing Production Strategy (2023, 18-months process)

Comprehensive Plan Update: Housing Sections (2023)

*\*Expanding the City's Housing and Homelessness Services*

## Housing

Whether you're moving to or investing in Gresham – welcome. We help open doors.

Everyone deserves a secure and reliable place to call home. Housing is a critical issue in Gresham. The City is working to help address this complex topic from several perspectives.

### Information and services



#### Homeowners

Planning help, permits, short-term rentals, home-based businesses



#### Renters

Eviction protection, tenant resources, rental housing inspections



#### Developers

Get permits, schedule inspections, incentives, development code



#### Homebuyers

First-time homebuyer down payment assistance, affordable housing grants



#### Property Managers

Rental inspections, short-term rentals, landlord rights and responsibilities, utilities



#### Homeless Services

Help for the houseless, shelter, housing options; student assistance



#### Community Resources

Neighborhood Associations, report an issue, graffiti removal



#### Housing Programs

Affordable homeownership, down payment program, neighborhood improvements



#### Housing Initiatives

Metro Housing Band projects, middle housing, production strategy

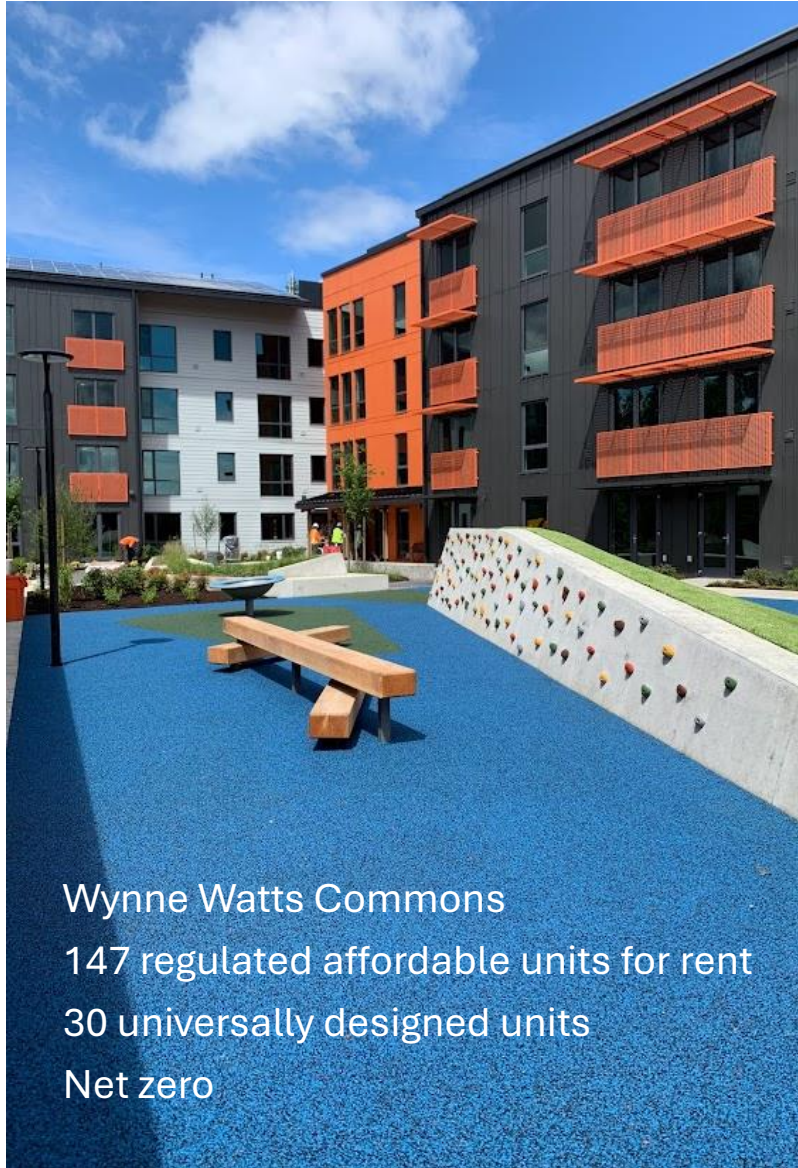




# How Far We Have Come

- **Concern:** Perpetuating existing housing disparities
- **Action Taken:** Housing allocations
  
- **Concern:** Current underproduction not accounted for
- **Action Taken:** New methodology addresses underproduction
  
- **Concern:** Barriers to housing access de-emphasized
- **Action Taken:** Affirmatively furthering fair housing emphasis, fair housing issues analysis





Wynne Watts Commons  
147 regulated affordable units for rent  
30 universally designed units  
Net zero

# Moving Forward

How to:

- Support each step forward toward an outcome
- Recognize complexity/provide clarity
- Foster housing options without slowing development
- Implement high-impact strategies



**DLCD**

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Department of  
Land Conservation  
& Development

House Interim Committee on Housing and Homelessness  
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Please direct additional questions to Aurora Dziadul at [aurora.dziadul@dlcd.oregon.gov](mailto:aurora.dziadul@dlcd.oregon.gov) or 971-446-8834.

**Thank you!  
Questions?**