

OREGON

Department of
Land Conservation
& Development



Oregon Housing Needs Analysis (OHNA)

House Committee on Housing

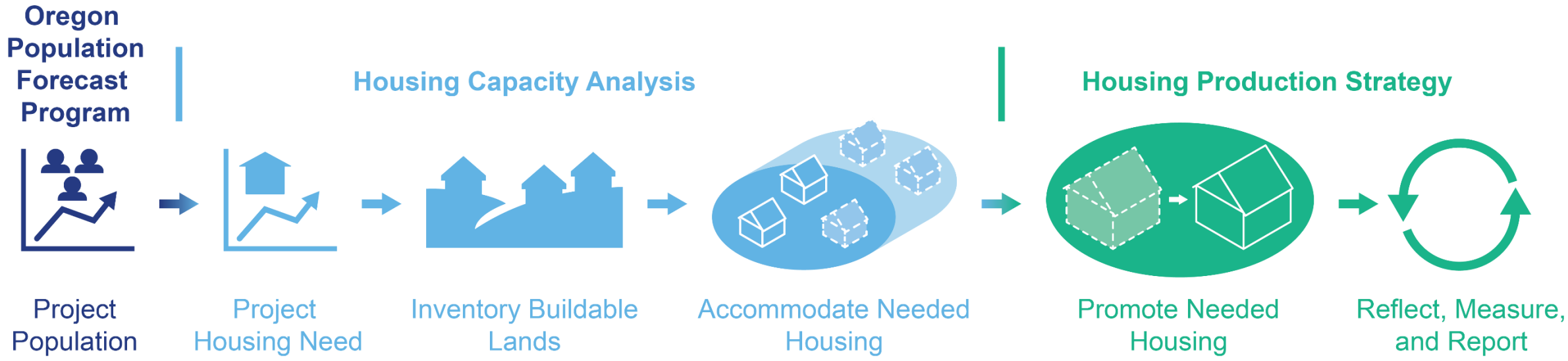
January 17, 2023

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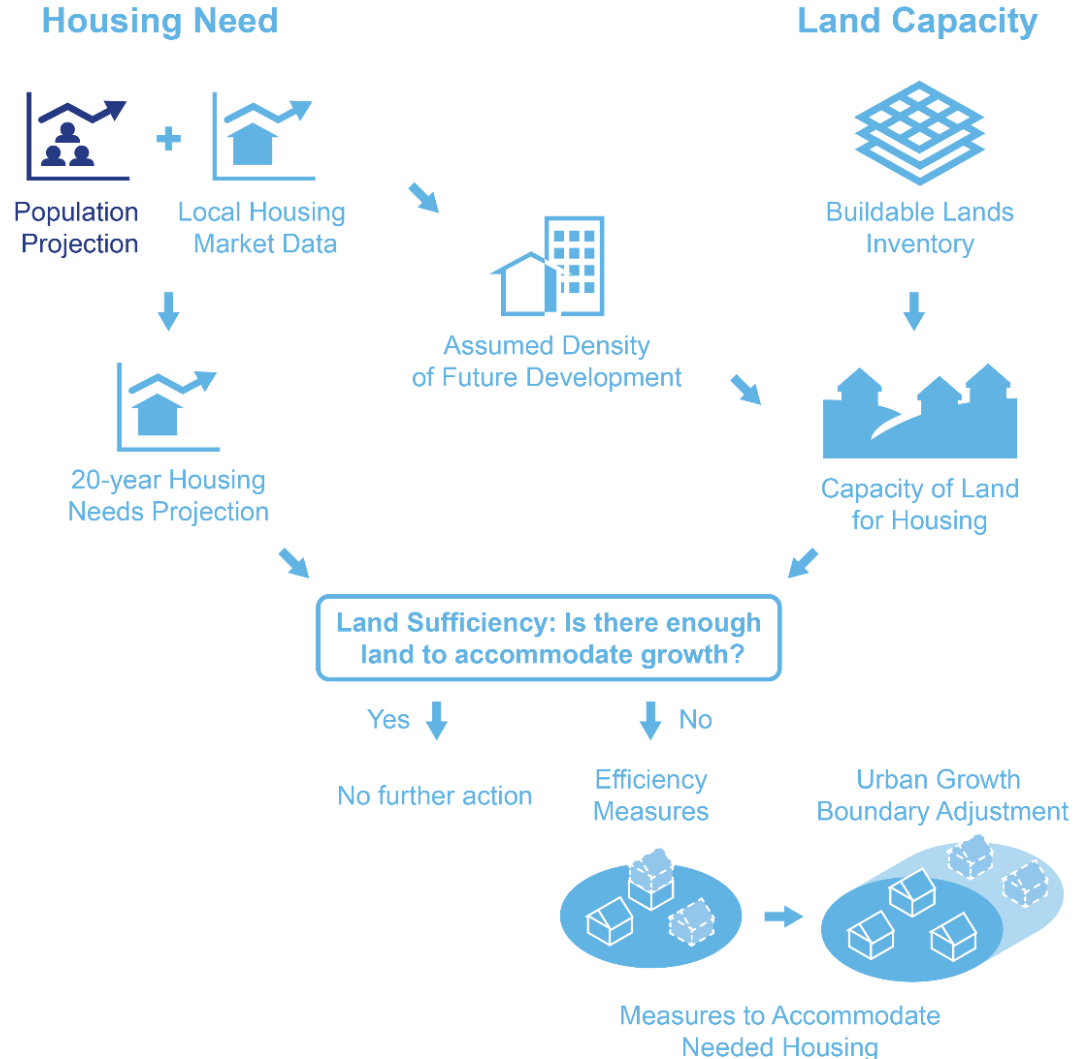
Goal 10 – Housing Refresher

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.”



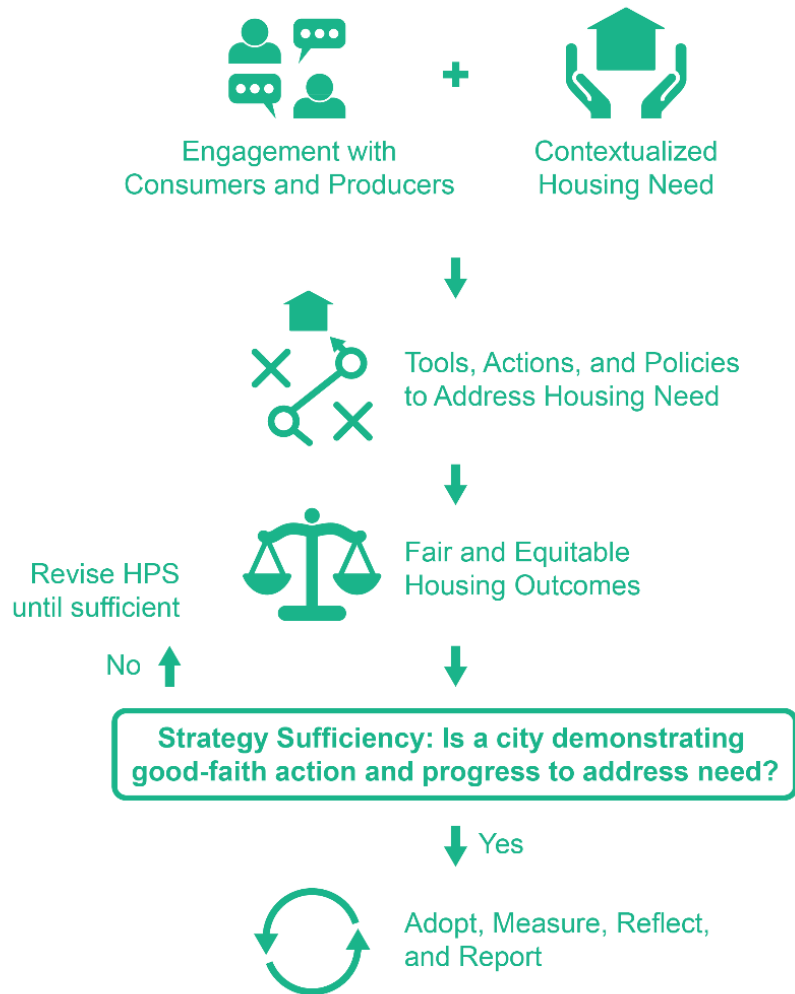
Housing Capacity Analysis



Is there enough land zoned to sufficient capacity, to accommodate twenty years of projected growth?

- Must be completed on a regular schedule:
 - Non-Metro cities > 10k pop: every 8 years
 - Metro cities > 10k pop: every 6 years
- Factual basis for 'efficiency measures' & UGB amendment

Housing Production Strategy



What tools, actions, or policies will a city implement to promote housing production, affordability, and choice?

- Must be complete one year after HCA deadline (may be concurrent)
- Strategies must include timeline for adoption and implementation

OHNA Context Recap

Legislative Direction

HB 2003 (2019 Session) – Pilot Methodology

OHCS “shall develop a methodology for calculating... A regional housing needs analysis” | DLCD to develop an evaluation report

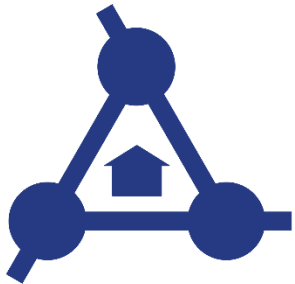
HB 5006 (2021 Session) – OHNA Implementation

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) – Prepare land for housing production

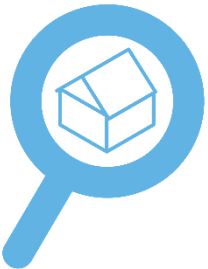
DLCD “to support work on regional housing needs and land supply issues”

What We Heard – OHNA Process



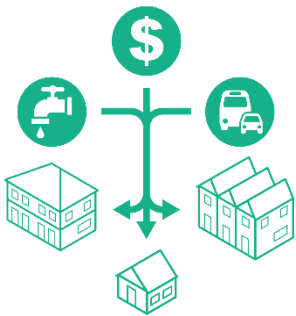
Partnership

- Capacity building, especially in smaller communities
- County and regional collaboration
- State coordination and support on housing



Accountability

- Local solutions with state guidance, direction, and support
- Tools, resources, and messaging to support communities



Investment

- Flexible funding is essential for production
- Infrastructure, site preparation, and resilient communities

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

House Bill 2889 (LC 1917)

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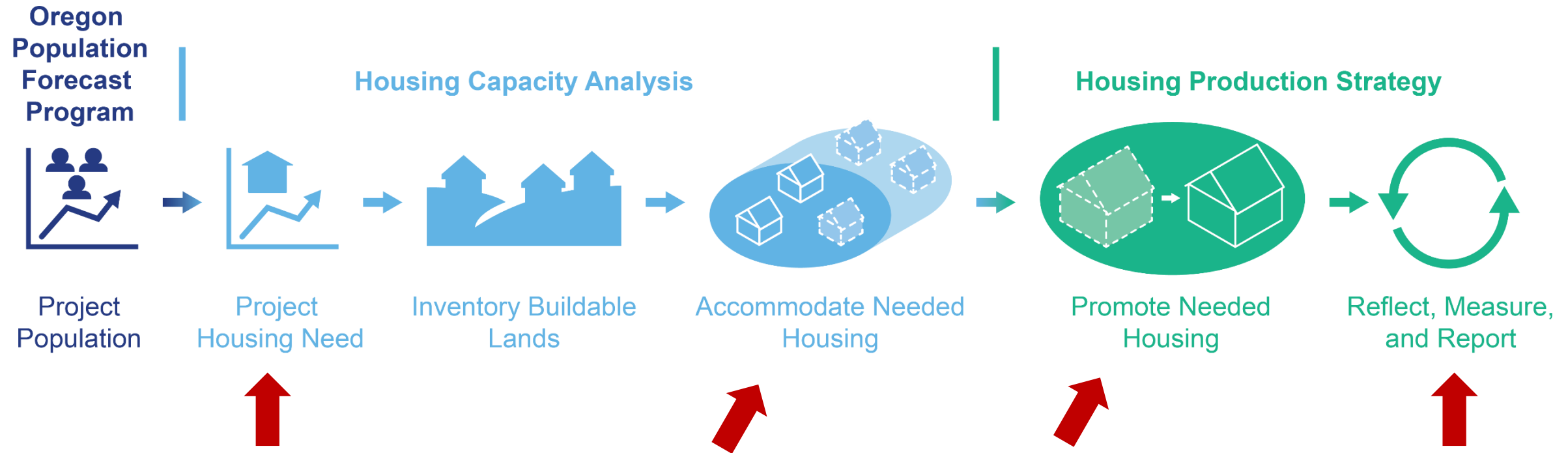
3.1) Coordinate state agencies on housing production



3.2) Organize continuing policy work to support production

*

OHNA – Changes to Goal 10 Implementation



Recommendation 1.1
OHNA Methodology replaces localized needs projections

Recommendation 1.4
Facilitate local policies and UGB amendments to address need and support production

Recommendation 1.3
Emphasize Housing Production Strategies

Recommendation 1.2
Establish Housing Production Targets & track outcomes

OHNA Implementation Timeline

Housing Planning Schedule

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	Lebanon*				Prineville	Klamath Falls	Salem	
6	Pendleton				Redmond	La Grande		
7	Newport**				Roseburg	Monmouth		
8					St. Helens	Silverton		
9					Woodburn			

Cities within a Metropolitan Service District

(must update HCA every six years)

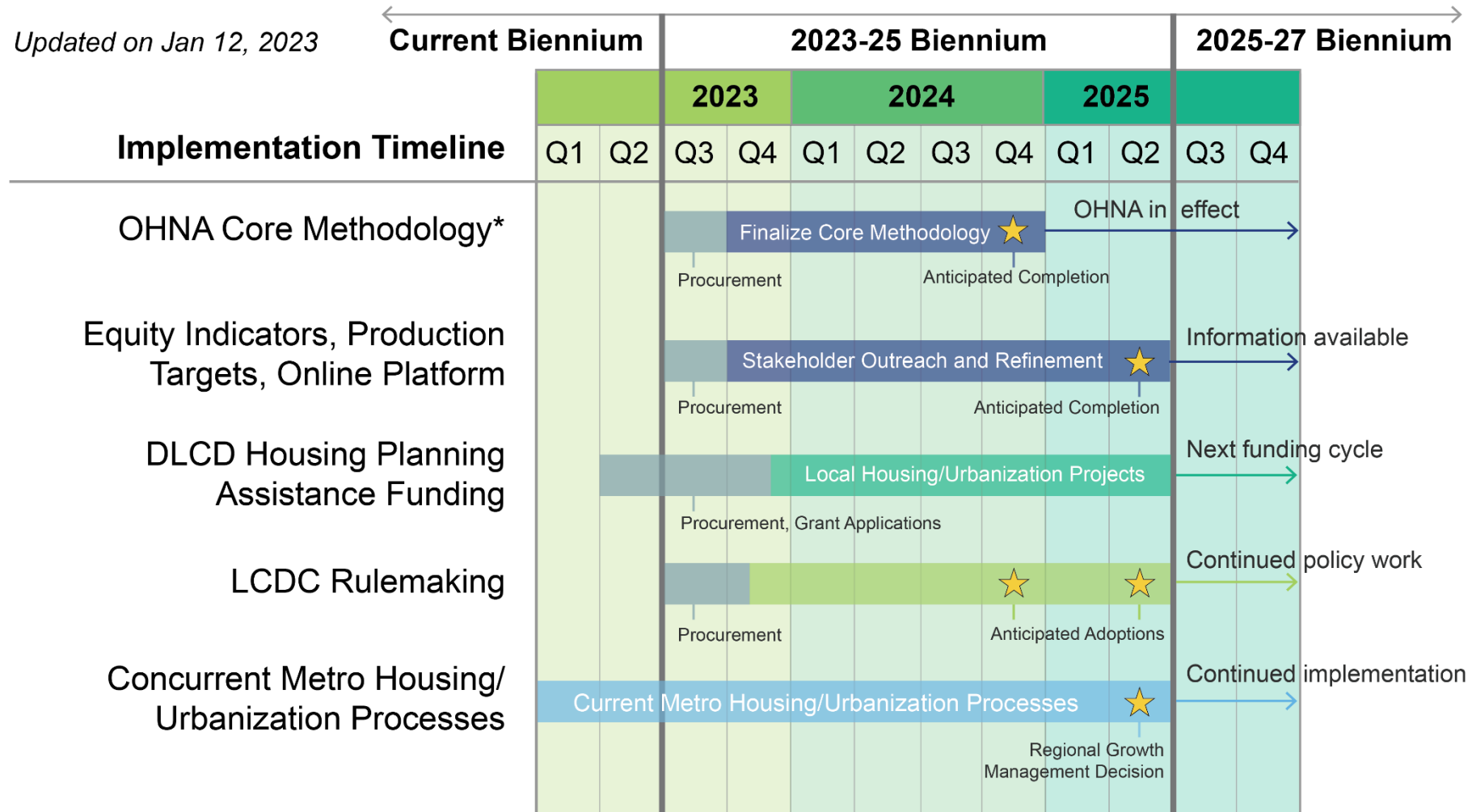
	2023	2024	2025	2026	2027	2028	2029	2030
1	Beaverton	- None -	Forest Grove	Sherwood	Gladstone	- None -	- None -	- None -
2	Fairview			Tualatin	Cornelius			
3	Hillsboro				Tigard			
4	Lake Oswego				Oregon City			
5	Milwaukie				Gresham			
6	Portland				Happy Valley			
7	West Linn				Troutdale			
8	Wilsonville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

- **Cities currently plan for housing on a regular schedule**
 - Non-Metro cities > 10k pop: every 8 years
 - Metro cities > 10k pop: every 6 years
- **Regulatory OHNA and related policies will require time to implement**
- **Housing work will continue in the interim**

Metro cities are aligned with the Regional Growth Management Process

Metro Regional Growth Management Decision

OHNA Implementation Timeline



*OHNA Core Methodology can be implemented sooner through expedited initial implementation. This would require Legislative action.



DLCD
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Questions