

OREGON

Department of
Land Conservation
& Development



Oregon Housing Needs Analysis

Legislative Days – House Committee on Housing

September 21, 2022

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OHNA Process Update

- Status of statewide recommendations
- Next steps and process for finalizing recommendations
 - Comments accepted until October 3 - <https://forms.gle/1kJ4RwfxqE59mFxWA>
 - Finalizing draft in November
 - Final Report Deadline: December 31, 2022

https://www.oregon.gov/lcd/UP/Documents/20220831_OHNA_Draft_Recommendations.pdf



Legislative Direction

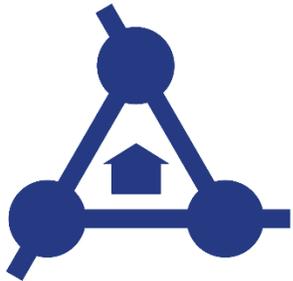
HB 5006 (2021 Session) direction:

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”

What We Heard: Outreach Summary



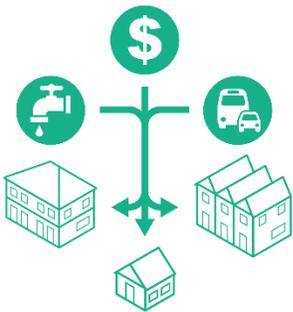
Partnership

- 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



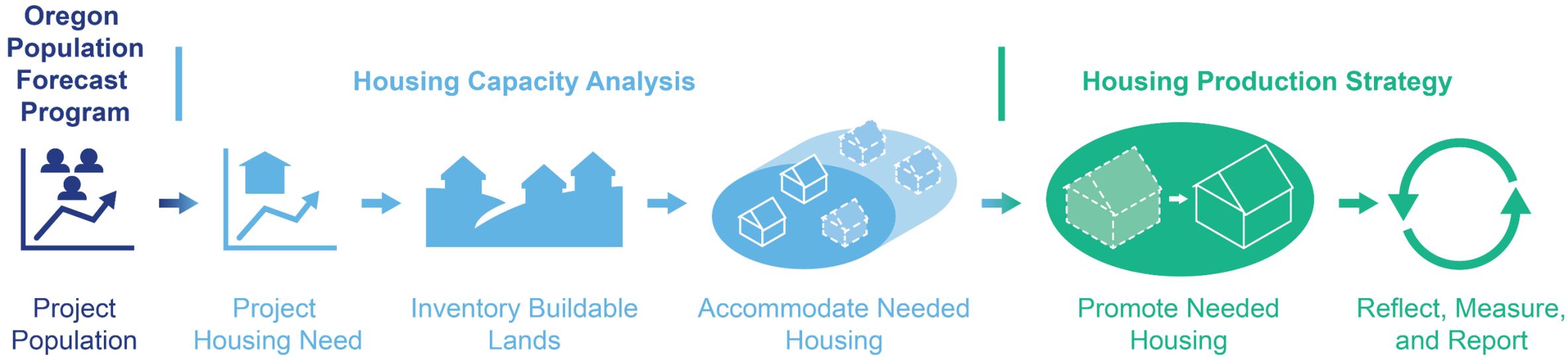
Investment

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

Draft Policy Recommendations

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.”



Disconnect in Housing Planning

States

Transition Events

Farmland

Land Sale included UGB

Vacant tract

Macro infrastructure services

Serviced tract

Subdivision

Subdivided lots

Micro infrastructure services

Serviced lots

Construction

Development

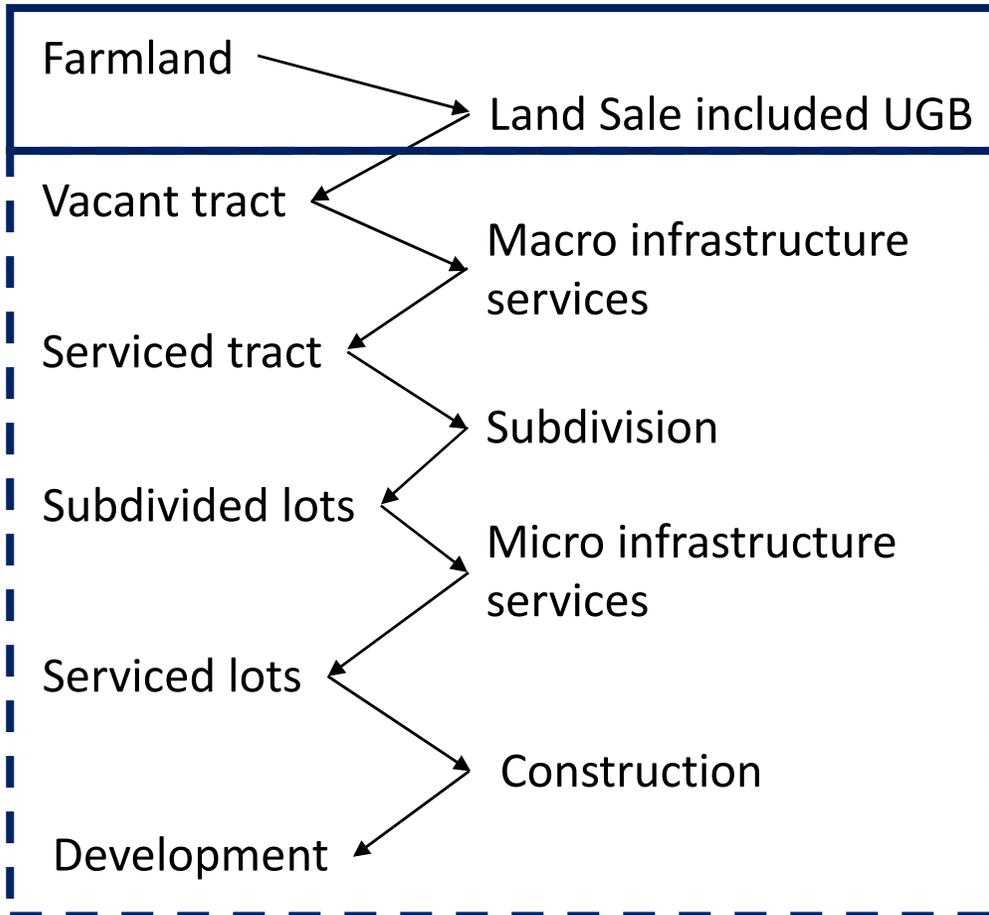
Historic Focus – Ensure sufficient land capacity

Result – Decades of underinvestment and lack of comprehensive response to housing production

From a Passive to an Active Role

States

Transition Events



Shift in Focus – Broad and comprehensive response to development barriers, with local gov't in lead

State partnering with local gov't with necessary investment, coordination, and accountability

Outcome – Consistent policy and funding intervention to support production, especially affordable production

All levels of government have responsibility

Draft 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

Recommendation 1: Plan for what's needed



1.1) Plan for more housing, especially affordable housing

Formalize the Oregon Housing Needs Analysis (OHNA) methodology as the consistent, state-wide basis for housing planning



1.2) Set targets, track progress and outcomes

Establish housing production targets and equity indicators, measure progress towards outcomes, and adjust policies over time



1.3) Refocus local action on production

Center local policy response on community-led and actionable Housing Production Strategies (HPS) that promote equitable housing production and overcome production barriers



1.4) Unlock land, where it's needed

Streamline land capacity and urbanization processes to expedite well-planned expansions that support needed housing where capacity is limiting production

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



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

Commit sustained resources for housing production, affordable housing production, and development readiness, including infrastructure funding. Target construction of the types of housing that the market is least likely to produce without aid: housing for low-income households, missing middle and workforce housing, and housing in rural and coastal markets. In the near-term, coordinate existing resources and funding toward the goal of housing production.



2.2) Make “housing choice for all” a state policy goal

Use the implementation of Housing Production Strategies to advance fair and equitable housing outcomes to build housing in the places where it is needed, with intentional strategies that aim for fair housing and enable housing choice for all

Recommendation 3: Commit to working together with urgency



3.1) Coordinate state agencies on housing production

Develop an interim mechanism for state agency collaboration and accountability, to make rapid progress toward housing production goals, and evaluate options for longer-term administrative structures. In the near-term, establish a housing production team composed of experts to diagnose and overcome development barriers and recommend policy or funding intervention when needed to “unstick” development challenges and move



3.2) Organize continuing policy work to support production

Direct state agencies and Metro Regional Government (Metro) to develop Housing Production Strategies that clearly articulate state and regional housing production targets and describes what they will contribute to partnerships with local jurisdictions



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Questions