

OREGON

Department of
Land Conservation
& Development



Oregon Housing Needs Analysis (OHNA)

Senate Committee on Housing & Development - HB 2889

May 3, 2023

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Additional Detail

Bill language (HB 2001):

<https://olis.oregonlegislature.gov/liz/2023R1/Measures/Overview/HB2001>

Section by section summary:

https://www.oregon.gov/lcd/UP/Documents/20230303_HB2001_-_11_Section_Summary.pdf

“Clean-up” bill language (HB 2889):

<https://olis.oregonlegislature.gov/liz/2023R1/Downloads/MeasureDocument/HB2889>

Summary of proposed amendments and responses:

<https://olis.oregonlegislature.gov/liz/2023R1/Downloads/CommitteeMeetingDocument/269390>

HB 2001 – OHNA Policy Recap

Refresher - OHNA Policy (HB 2001)

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

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OHNA Methodology



1
PROJECTED
NEED

Units needed to accommodate future population growth over 20 years

2
UNDERPRODUCTION

Units that have not been produced to date in the region, but are needed to accommodate current population (often referred to as housing shortage)

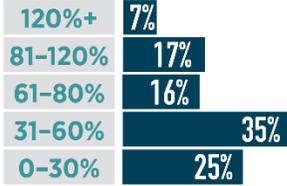
3
UNITS LOST TO
2ND & VACATION
HOMES

Units needed to replace units lost to second and vacation homes

4
HOUSING FOR
THE HOMELESS

Units needed to house those who are currently experiencing homelessness

DISTRIBUTION OF UNITS BY PERCENTAGE OF MFI
(Data from Willamette Valley Region)



554,691 TOTAL UNITS

OEA & OHCS

Estimates full statewide need:

- 20-year growth
- Underproduction
- Homelessness
- 2nd & Vacation Homes

Allocation to cities and counties

Establishes production targets

Measure progress and outcomes

Goal 10 - Housing



DLCD

Goal 10 refocus on production, affordability & choice

LCDC Rulemaking

- “Off the shelf” capacity methodological assumptions
- UGB/Urban reserve
- Local policies – e.g. permit-ready plans, equity planning

“Development-ready lands”

UGB & Urban Reserve refinements

Accountability (next slide)

HB 2889 – “Clean up bill”

OHNA Methodology (§1 to 6)

Modifies Oregon Housing Needs Analysis methodology and roles:

- Includes urban, unincorporated areas in housing need estimate and allocation (policy for UUAs forthcoming in 2024 Legislative Session)
- Shifts responsibility for allocation in Metro region to DAS, based on Metro total
- Changes affordable housing production targets (next slide)
- Requires DLCD & OHCS to solicit public comment for future recommended changes to the methodology
- Clarifies language on housing production targets and dashboard

Housing Production Targets

HB 2001 Targets

Total Housing Production

Publicly-supported housing @ 80% MFI

HB 2889 Targets

Total Housing Production

Target segmented by each income level:

0-30% MFI

30-60% MFI

60-80% MFI

80-120% MFI

120%+ MFI

Market-Rate Housing Production

<https://olis.oregonlegislature.gov/liz/2023R1/Downloads/CommitteeMeetingDocument/269112>

Housing & Urbanization (§7 to 18)

Minor policy and language clarifications to align statute with policy

- Clarifying and aligning language and definitions, including ‘development-ready lands’ and ‘affirmatively furthering fair housing’
- Clarifying DLCD consideration of city progress towards housing production in referring to housing acceleration program
- Removing housing allocation and localized needs considerations from Metro statute
- Clarifying HPS schedule for cities referred to housing acceleration program
- Specify LCDC weight to goals in exempting certain planning requirements
- Fix to an urban reserve statutory applicability issue



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Questions