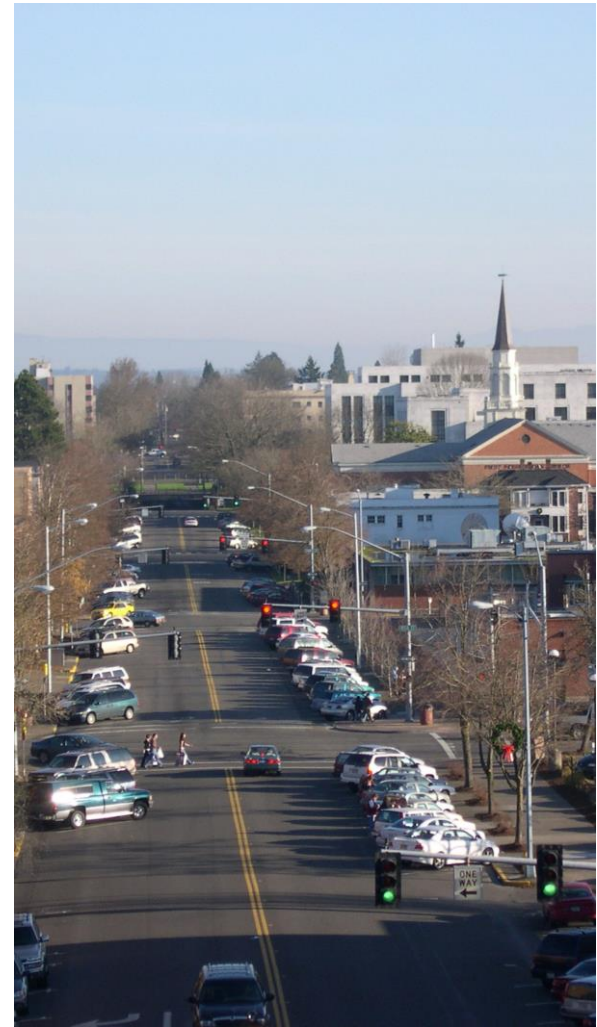




DLCD



Oregon Housing Needs Analysis (OHNA)



January 27, 2025 – Senate Committee on Housing and Development

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Legislative History

- HB 2003 (2019) -> Directs pilot OHNA methodology
- HB 5006 (2021) -> Directs DLCDD to make recommendations for implementation
- HB 2003 & 2889 (2023) -> Establishes OHNA in statute
- HB 4063 (2024) -> Extends OHNA requirements to unincorporated urban lands in Metro counties



OHNA Overview

- Oregon Housing Needs Analysis (OHNA) reforms state's housing planning program
- OHNA changes the way cities estimate need and plan for:
 - Housing (Statewide Planning Goal 10)
 - Urban Growth Boundaries (Statewide Planning Goal 14)
- Reduces local analytical burden, provides data and information for local decision-making
- Directs focus of local governments towards taking actions within their control to affirmatively further fair housing and to facilitate greater housing production, affordability, and choice

Update on Rulemaking and Implementation

- ✓ DLCD is halfway through rulemaking process
- ✓ DAS published methodology and inaugural housing production targets and needed housing allocations
- ✓ OHCS published housing production and equity indicator dashboards

By December 31, 2024:

- 2 of 3 sets of DLCD rules
- Dashboards
- Methodology/Results

By December 31, 2025:

- 3rd set of rules

Beyond 2025

- Guidance, Tools, Resources

DAS Office of Economic Analysis: OHNA Methodology

- 20-year housing need
 - Existing need (#s 1, 2)
 - Future need (#s 3, 4, 5)
- Allocated to regions and cities*
- Production targets for cities

*Metro calculates its own housing need and DAS allocates that to Metro jurisdictions

Five Components of Housing Need

1
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)

2
Units to Address Homelessness



Units needed to house those who are currently experiencing homelessness

3
Projected Need



Units needed to accommodate future population growth over 20 years

4
Units Lost to 2nd & Vacation Homes



Units needed to replace units lost to second and vacation homes

5
Demographic Change



Units needed to account for changing demographics and household sizes

Calculated for the state, each region, and each income level



DISTRIBUTION OF UNITS BY PERCENTAGE OF AREA MEDIAN INCOME





DLCD

Department of
Land Conservation
& Development

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Thank you!
Questions?