

OREGON HOUSING *and*
COMMUNITY SERVICES



Oregon Housing Needs Analysis (OHNA)

Metro Policy Advisory Committee

May 25, 2023

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Oregon Housing Needs Analysis Context and Policy

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

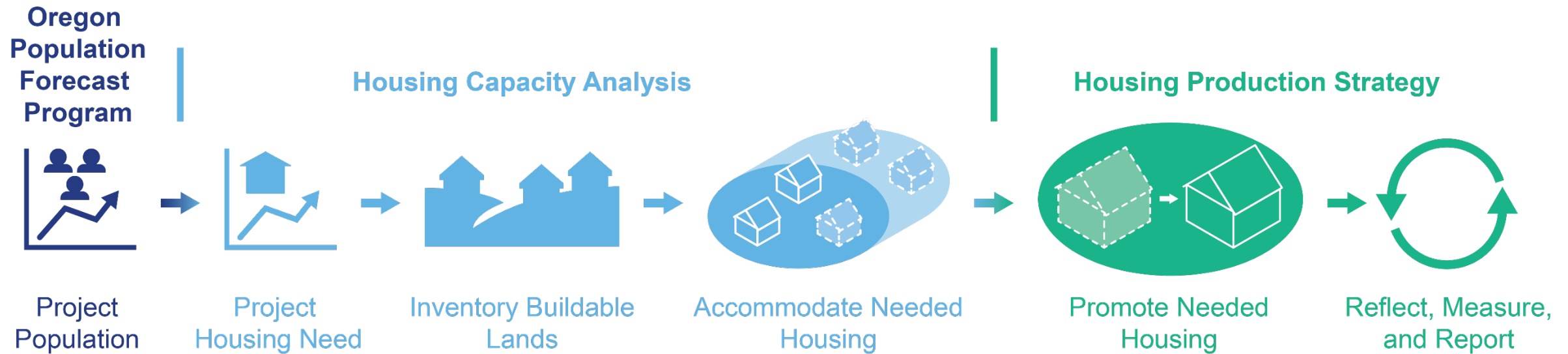
OHCS and DLCD “to study and make legislative recommendations on the incorporation of a regional housing needs analysis into state and local planning programs” by December 31, 2022

HB 5202 (2022 Session) – Prepare land for housing production

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

Goal 10 – Housing

“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 Legislative 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 2001 (2023 Session)

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OHNA Methodology

FOUR COMPONENTS OF NEED

UNIT INCOME DISTRIBUTION

TOTAL UNITS STATEWIDE

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



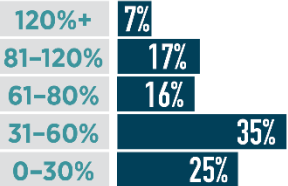
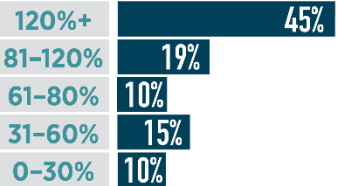
Units needed to replace units lost to second and vacation homes

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)



426,163
(77%)

65,819 (12%)

33,535 (6%)

29,174 (5%)

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)

Metro OHNA Implementation

Metro Regional Growth Management Decision

OHNA in Metro – joint Metro, State, and local responsibilities



- Projected need includes underproduction, homelessness, & 2nd/vacation homes
- Allocation must reflect “equitable distribution of housing” in the region
- Housing policy & accountability flows through state/local Goal 10 implementation

*Urban, unincorporated areas in Metro policy forthcoming in 2024 Session

Metro “Housing Coordination Strategy”

Recommendation 3: Commit to working together with urgency



3.2) Organize continuing policy work to support production

Metro must complete a “Housing Coordination Strategy” one year after Regional Growth Management deadline

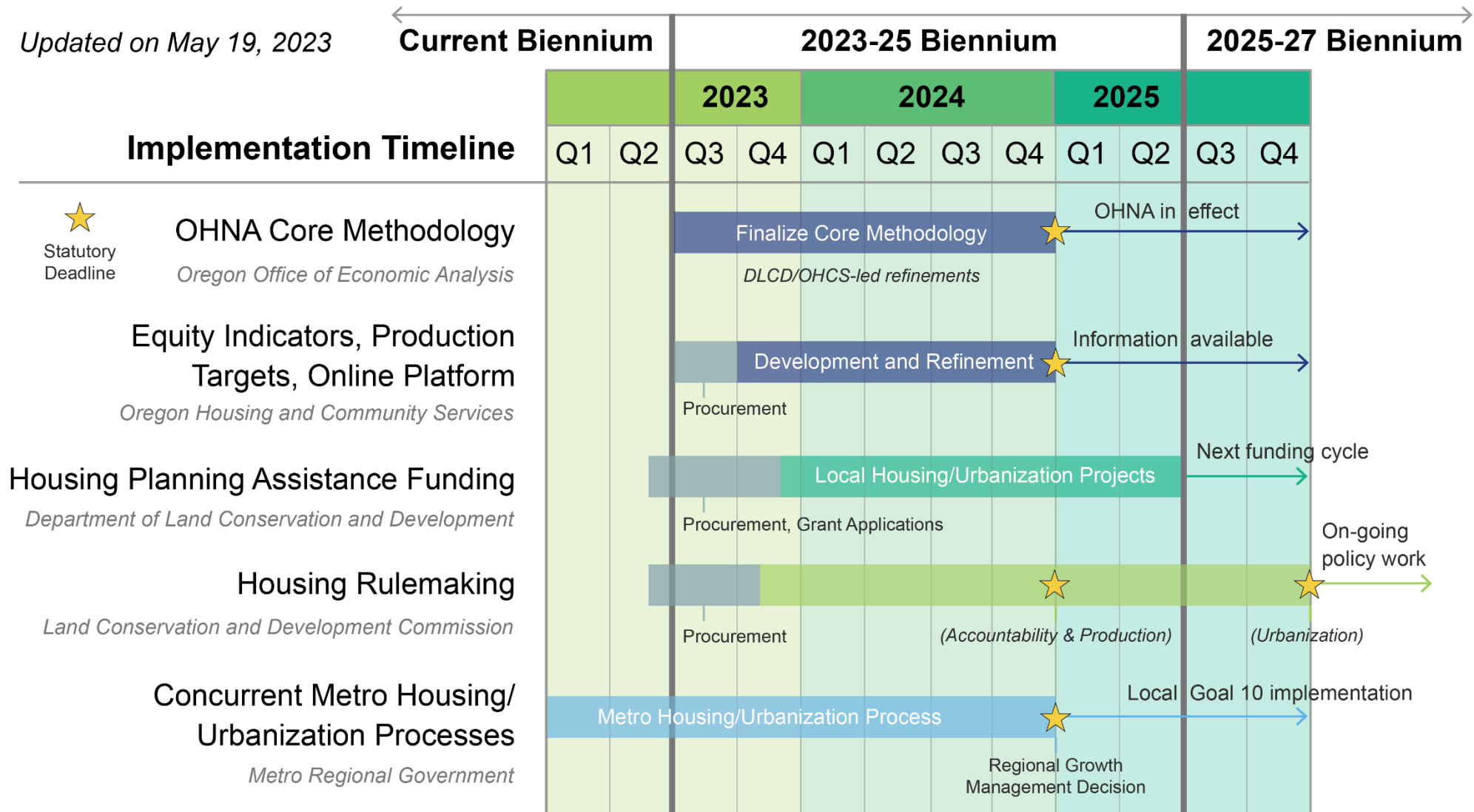
- Similar to a local Housing Production Strategy with a regional focus
- Strategies may include:

Identifying & coordinating resources/capacity
Region-wide assessment of housing barriers
Coordination of regional strategies

Recommended actions for local consideration
Technical support
Other potential regional actions

OHNA Implementation Timeline

Updated on May 19, 2023





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DLCD

Discussion

Metro Policy Advisory Committee

May 24, 2023