



OREGON
Department of
Land Conservation
& Development

Increasing Housing Production and Transportation Choices

The Climate-Friendly and Equitable Communities and Oregon Housing Needs Analysis Programs Expand Transportation and Housing Options

Integrated Planning for Oregon's Current and Future Needs

Oregonians deserve housing they can afford, quality transportation choices to meet their daily needs, and a healthy climate that supports generations to come.

Consistent with Oregon's approach of integrated, comprehensive planning, the Climate-Friendly and Equitable Communities (CFEC) and Oregon Housing Needs Analysis (OHNA) programs work together to facilitate housing and transportation choice.

As the Department of Land Conservation and Development (DLCD) implements Governor Kotek's housing executive orders, staff are working with communities across the state to develop solutions to help facilitate the construction of the 36,000 new housing units per year Oregonians need while meeting our climate goals. DLCD's housing, transportation, and climate teams work together to ensure our programs result in housing production, transportation choice, and more equitable communities.



Creating Climate-Friendly Areas with Affordable Housing and Transportation Choices

The Climate-Friendly and Equitable Communities or CFEC program builds on years of local planning and investment. The program directs fifteen communities in Oregon's metropolitan areas to identify and allow walkable areas with significant housing capacity, and update zoning where needed. In these "climate-friendly areas," Oregonians should have a range of transportation choices and be able meet most of their daily needs without having to drive long distances.

Climate-friendly areas create bonus local housing capacity ready for the market to fill. To boost housing production in areas with transportation choice, local governments will allow housing choice in these areas, from single-unit housing to traditional starter housing including duplexes, triplexes, and townhomes, and apartments. As cities update their zoning codes, many are increasing housing capacity in other areas as well, to allow for additional housing production and choice.

For the purposes of proposed urban growth boundary expansions, the additional housing units allowed in climate-friendly areas do not count as housing capacity unless the market is actually building them. Cities will continue to be able to facilitate timely urban growth area expansions in response to housing need. In one example of policy alignment, climate-friendly areas qualify as one of the efficiency measures required for urban growth boundary (UGB) expansions. Cities implementing updated climate and housing programs will have a speedier path to future UGB expansions. CFEC staff are engaged in the OHNA process to ensure the programs are aligned on this policy point.

The Climate-Friendly and Equitable Communities and Oregon Housing Needs Analysis programs work together to expand housing options for Oregonians.

Removing Barriers; Increasing Housing Production, Affordability, and Choice

The CFEC program works to remove barriers to producing housing. These modernization strategies enable developers to build more housing with more units.

Reducing costly parking mandates. One of the most powerful ways CFEC is helping get needed housing built is by reducing parking mandates. Nearly one-third of households are a single person, living alone. One of every seven Oregon renter households don't own any cars. Requiring off-street parking increases the cost of multifamily housing by 10-20 percent and reduces housing supply.

The CFEC program means builders can provide the amount of parking appropriate for each unique development. In just the past few months, several previously stalled housing developments are moving forward under CFEC's parking reforms, in Grants Pass, Beaverton, Eugene, and Troutdale.

Allowing more housing units. The CFEC program increases the number and types of housing units allowed in climate-friendly areas and removes obstacles for development in walkable, mixed-use areas.

Reducing the need for expensive transportation infrastructure, such as road expansions. Updated planning rules allow local governments to reduce the burden and cost of transportation analysis and overbuilding of the transportation system.

Helping Oregonians afford housing. Housing and transportation are the top two expenses in most households' budgets. CFEC aims to reduce transportation costs, thereby increasing budget available and expanding housing options.

Funding Studies to Discover Housing Opportunities

Market studies of climate-friendly areas are an eligible use of the 2023 legislature's \$3 million investment in the CFEC program. Cities may request market studies, and the department will provide them as resources allow. Market studies will allow local governments to evaluate the near-term feasibility of different levels of development in climate-friendly areas and other mixed-use zones. Recent program changes make it easier for local governments to adopt land use regulations that are more compatible with the scale of existing developed areas.

Moving Forward

The CFEC, OHNA, and other modernization programs are part of ongoing efforts by local governments, the Oregon legislature, and state agencies, boards, and commissions to boost housing production and make sure all Oregonians have a place to call home. These programs work to allow and facilitate the creation of market-rate and affordable housing options in neighborhoods where people have a range of transportation choices to get where they live, work, and play.

Contact and More Information

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Climate-Friendly and Equitable Communities Program

<https://www.oregon.gov/lcd/cl/pages/cfec.aspx>

Oregon Housing Needs Analysis and Other Housing Programs

<https://www.oregon.gov/LCD/Housing/Pages/index.aspx>