



Housing Actions Work Group | HAWG

Oregon Housing Needs Analysis

Meeting #11: July 16, 2025 | 9:00 am - 12:00 pm

PRIMARY MEETING OBJECTIVES:

- Integrate DLCD's Racial Equity Framework for Decision Making into today's discussion
- Use new analysis requested by the state and produced by ECONorthwest, to further explore the inclusion of Safe Harbors, Rebuttable Presumptions, or Minimum Standards for Contextualized Housing Needs and/or Housing Production Strategies
- Receive feedback on the pros and cons of utilizing these tools as it relates to the HAWG Policy Objectives, statewide housing goals, and capacity challenges of local governments
- Discuss policy and operational considerations as they relate to the role of Safe Harbors, Rebuttable Presumptions, and Minimum Standards within the context of Goal 10 Housing planning

HAWG Meeting #11 AGENDA		
Time	Item	Purpose
900a - 910a (10 min)	Welcome, Introductions, & Agenda Review <ul style="list-style-type: none">● Welcome and Introductions● Overview and Meeting Flow● Reminder of process and ground rules	<i>Intros & Orient Meeting</i>
910a - 915a (5 min)	Racial Equity Framework for Decision Making <ul style="list-style-type: none">● Data Equity and Date Justice● Accountability <p><i>Materials: DLCD Racial Equity Framework for Decision Making and accompanying Racial Equity Framework Working Definitions Memo</i></p>	<i>Outline Racial Equity focus areas for today's discussion</i>

HAWG Meeting #11 AGENDA

Time	Item	Purpose
915a - 930a (15 min)	<p>PRESENTATION: Overview of New Analysis from EConorthwest</p> <ul style="list-style-type: none"> Overview of New Analysis to Inform Options on Safe Harbors, Rebuttable Presumptions, or Minimum Standards for the Contextualized Housing Needs and Housing Production Strategies Clarifying Q&A <p><i>Materials:</i></p> <ul style="list-style-type: none"> Memos for today's discussion: HAWG Cover Memo (7/9/25), EConorthwest Potential Compliance Pathways Analysis with Technical Appendix (7/9/25) Prior and supporting memos: HAWG Policy Objectives, Compliance Pathways for Action Selection (2/12/25), Alternatives for the Compliance Pathway through HPS and Housing Acceleration (3/6/25), Intro to Compliance Pathways for the CHN (3/12/25), CHN Compliance Pathway Alternatives (4/10/25), Proposed HPS Compliance Pathway for Land Use Actions Selection (4/17/25), Proposed Compliance Menu for HPS Actions (4/23/25), OHNA Opportunity Mapping Memo (7/10/25) 	<p><i>Inform:</i></p> <p><i>Overview of research questions and ECO's analysis</i></p>
930a - 945a (15 min)	<p>PRESENTATION: Overview of Analysis Related to HPS Action Selection</p> <ul style="list-style-type: none"> EConorthwest: Insights, findings, and conclusions from new analysis re compliance pathways for selecting HPS actions (ECO memo pages 23-29, technical appendix pages 113-124) Clarifying Q&A 	<p><i>Inform:</i></p> <p><i>Key insights from the analysis</i></p>

HAWG Meeting #11 AGENDA

Time	Item	Purpose
945a - 1055a (70 min)	<p>FACILITATED DISCUSSION #1: HPS Action Selection Compliance Pathways</p> <p>Rulemaking must be focused on addressing the housing production and affordability crisis in Oregon through the lens of racial equity, the OHNA framework of production / affordability / choice, HAWG Policy Objectives, and local governments' staffing and budgetary capacities.</p> <p>Discussion Questions:</p> <ul style="list-style-type: none"> • In light of the housing crisis and drawing on the issues noted above, along with the new analysis provided by ECONorthwest, what is your perspective on the recommendations for proposed Compliance Pathways for HPS Action selection? How do you think the impact or outcome varies depending on size of city/county population? • What Compliance Pathways for zoning or land use actions hold the most promise for reducing barriers to development of needed housing? What are the policy tradeoffs (pros and cons) the state should consider? Are there racial equity opportunities and consequences to consider? • How could local governments be held accountable when using a Safe Harbor, Rebuttable Presumption, or Minimum Standard for HPS Action selection? 	<p><i>Input:</i></p> <p><i>Explore policy implications and pros and cons of various Safe Harbor, Rebuttable Presumption, and/or Minimum Standard options for local governments to include in their HPS actions</i></p>
1055a - 1100a	BREAK - 5 MIN.	
1100a - 1115a (15 min)	<p>PRESENTATION: Overview of Analysis Related to CHN Assumptions</p> <ul style="list-style-type: none"> • ECONorthwest: Insights, findings, and conclusions from new analysis re the possibility of adding compliance pathways to the CHN (ECO memo pages 5-20, technical appendix pages 34-102) • Clarifying Q&A 	<p><i>Inform:</i></p> <p><i>Key insights from the analysis</i></p>

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Time	Item	Purpose
1115a - 1155a (40 min)	FACILITATED DISCUSSION #2: CHN Assumptions Compliance Pathways Discussion Questions: <ul style="list-style-type: none"> • In light of the housing crisis and drawing on the issues noted above, along with the new analysis provided by ECONorthwest, what is your perspective on the recommendations for the state defining Compliance Pathways for contextualized need? • What are the potential policy tradeoffs (pros and cons) if the state establishes CHN Compliance Pathways? Are there other considerations of fair housing choice and/or racial equity the state should keep in mind? • We have heard a desire to balance certainty for local jurisdictions to comply with the CHN analysis (that is used for both housing capacity analyses and housing production strategies), while maintaining flexibility to define locally specific housing. What do you think are reasonable quantitative CHN assumption(s) the state could set that balance certainty of compliance for HCAs and HPSs with flexibility to plan for housing needed in the local context? 	<i>Input:</i> <i>Explore policy implications and pros and cons of various Safe Harbor, Rebuttable Presumption, and/or Minimum Standard options for local governments' to include in their CHN assumptions</i>
1155a-1200p (5 min)	Recap and Adjourn <ul style="list-style-type: none"> • Check in on racial equity considerations in today's discussion • Next steps and look ahead 	

Where does this conversation go from here?

☐ RAC
 ☐ Continues in HAWG
 ☒ Project team for rule draft
 ☐ Other: