



2025-27 Housing Planning Assistance Grants Informational Webinar – Overview of Questions & Answers

May 22, 2025

The following summary reflects questions asked and responses provided during the Department of Land Conservation and Development's (DLCD) informational webinar for the 2025–2027 Housing Planning Assistance Grants Program. The webinar took place on Thursday, May 22, 2025 and was intended to provide prospective applicants with an overview of the grant opportunity, eligibility, and application process. This summary is intended to support transparency and assist eligible entities preparing applications during the open window: June 2 – August 4, 2025.

Question: *“Will there be any funding for non-housing technical assistance work through DLCD to complete other work (e.g., EOAs, parks master plans, etc.)?”*

Answer: Yes. DLCD will be soliciting applications for the General Planning Technical Assistance (TA) grants shortly after the next biennium begins. More information will be made available soon.

Question: *“Can the housing money for Goal 14 Urbanization or other be utilized for plans for water where a City has not had public water available for new development? Lack of water can stifle ADU development.”*

Answer: Planning for public facilities such as water is eligible under these grants, but funding cannot be used for infrastructure or capital improvements.

Additional resource: Infrastructure funding is available through other programs: [Business Oregon Infrastructure Finance Programs](#)

Question: *Can EDD's (Economic Development Districts) apply per county in partnership with a city?*

Answer: Yes.

Question: *Our city's next Housing Capacity Analysis (HCA) is due at the end of 2027. If we apply for a grant in this cycle and receive it, can we defer the start of the project until 2026?*

Answer: Yes. The current and future planning requirements are shifting. The "old paradigm" (Oregon Administrative Rules related to housing effective January 1, 2024) must conclude by January 1, 2027, and work under the "new paradigm" (per HB 2001, 2023 "Oregon Housing Needs Analysis policy") is expected to be effective in Jan 2026.

Question: *“Can an affordable housing non profit apply? (we are the developers, owners, and service providers in N/NE Portland).”*

Answer: Grant funds are limited to governmental entities subject to Statewide Planning Goals 10 (Housing) and 14 (Urbanization). Nonprofits are not eligible applicants for this grant. However, DLCD has Housing Navigators within the [Housing Accountability and Production Office \(HAPO\)](#) who can help identify other funding sources for development and coordination. To engage with HAPO's Housing Navigators, send an email to: dlcd.hapo@dlcd.oregon.gov



Question: *“Are the general grant requirements similar/same for each funding source? Is the priority for Development Code Amendment and Comprehensive Plan amendment projects focused on urban areas/UGBs? Or, does this apply at all for D&C lands or Unincorporated Communities (County lands) for which clear and objective code is required or code modernization is desired? It sounds like based on the Application Process slide these kinds of updates would be lower priority; is that correct?”*

Answer: The funding priorities are consistent across funding types. While code and comprehensive plan updates outside Urban Growth Boundaries (UGBs) are eligible, they are generally lower priority. **Note:** HB 3197 extended clear and objective standards to some areas outside UGBs. DLCDD has previously funded such efforts for counties.

Question: *“We’re a small jurisdiction that does not meet any of the obligated housing reporting/analysis requirements. Would updating and creating new master plans for two neighborhoods qualify?”*

Answer: Yes, such projects are eligible. However, they may not be considered highest priority for funding.

Question: *“What is the range of Grant Money for low to high?”*

Answer: There is no set minimum or maximum award. Funding amounts will depend on the number and type of applications received.

Question: *“The City of North Bend has submitted an application seeking an exemption that would allow our planning staff to approve all variance requests administratively. Could you please confirm whether HAPO’s “rapid response” commitment includes completing its review of our exemption request by September 18? Having a clear timeline will help us coordinate internal workflows and keep our development community informed. I appreciate your guidance and look forward to your clarification.”*

Answer: Statutory timeline: 120-day review clock, begins after a city submits notice to the HAPO that they’ve submitted an application. Pre-review, public comment (at least 45 days), decision. HAPO provided info on this timeline to this city. If anyone wants to see status of the applications, we are keeping a dashboard up to date - Flexibilities to Housing Development and Design Standards.

The statute allows up to 120 days for review, starting from the date HAPO receives formal notice of submission. This includes a public comment period (minimum 45 days) before a decision. HAPO is tracking applications and updating the [Flexibilities to Housing Development and Design Standards Dashboard](#).

Question: *“Please share the roster of consultants for direct appointments.”*

Answer: The consultant roster for the next biennium is not final. For reference, the current biennium includes: ECONorthwest, Winterbrook Planning, Cascadia Partners, 3J Consulting, and MIG. **Note:** Not all consultants work on every project type. DLCDD will share updates if additional information becomes available.

Question: *“Under the consultant provided programs, are there any funds for staff time coordinating with consultants, providing editorial oversight, and other contributions?”*

Answer: DLCDD offers either a direct grant or consultant-provided services. Staff time coordination with consultants is not typically funded under the consultant-provided path.



However, you may request this in your application, and DLCD will assess feasibility case-by-case. Note that funding may be reduced or denied based on total requests received.

Question: “What do you mean by housing capacity analysis, is this the same as a housing needs analysis.”

Answer: Mostly. In 2023, the legislature renamed the “Housing Needs Analysis (HNA) to “Housing Capacity Analysis” (HCA) to more accurately reflect the scope and intent. There are a few nuances to the requirements for an HCA, but you can use HCA fairly synonymously with HNA. The HCA focuses on land and development capacity, while the Housing Production Strategy (HPS) addresses actions to meet identified housing needs.

Question: “What will the cap on individual funding requests be?”

Answer: No cap has been set. DLCD will evaluate funding levels based on need, project type, and available budget.

Question: “If a city chooses direct grant option, is there an extra step that a City would have to RFP for the proposal?”

Answer: That’s up to the local jurisdiction. Direct grants can be used for internal staff or to procure a consultant of the city’s choice—including those not on DLCD’s list.

Question: “For this round of housing assistant grants, are the eligible projects the same as last round (i.e. ugb land exchange?) Any new type of projects related to SB 1537 MIRL?”

Answer: Most eligible project types remain the same. DLCD now has authority to support some new project types (e.g., UGB planning support). **Note:** SB 1537’s MIRL program does not currently include technical assistance funds, though DLCD is working on implementation guidance.

Question: “Can funding support a code change for SB 458 (missing middle land division) for a City less than 10,000 pop? Does DLCD have consultants who can do that work?”

Answer: Yes and yes. Model code updates are underway and available, including for the middle housing land division process. Additional changes may come based on HB 2138 outcomes.

Question: “Would fee study’s for SDC’s be eligible?”

Answer: Yes. SDC studies fall under “Housing Implementation Plan” scope of work. These are eligible, though not among the highest priority items.

Question: “What kind of match requirements/expectations will be in place?”

Answer: No. Matching funds or in-kind contributions are not required but may strengthen applications when funding is competitive.

Question: “I heard the small city model code will now not be available for another year? what is the impact on grant applications if this is so?”

Answer: We encourage applicants to use the best available data and tools in preparing grant applications. There are multiple model codes in development, including through the TGM Program and under SB 1564, which will provide examples for different city sizes and housing types, including small cities.

Question: “Could Council of Governments (COG’s) apply for multiple Cities for projects if the work is for code updates, or would DLCD prefer to see each jurisdiction have an individual application?”



Answer: Both approaches are possible. COGs may apply on behalf of multiple cities, especially where scopes of work are aligned. Alternatively, individual cities can apply and contract with the COG for implementation. DLCD will support either structure.

Question: “We have significant issues with erosion control and stormwater issues. Is funding possible for a stormwater management plan?”

Answer: Yes, such projects are eligible if they support housing (e.g., as part of a public facilities plan). Note that projects solely for commercial uses are not eligible. Other agencies like the Department of Environmental Quality (DEQ) may be better suited for more comprehensive stormwater funding: [DEQ Clean Water State Revolving Fund](#)

Question: “Will this recording be available to view?”

Answer: The recording will be made available on the [Housing Planning Assistance Grants webpage](#).

Question: “You said that your department has contracts with consultants to help applicants complete these projects. Can additional consulting firms get on that list or is it too late? If not, will there be an opportunity for firms to apply to be on that list?”

Answer: An RFP was issued in 2023, and consultants were added based on that procurement process. We’re currently considering extending those contracts into the next biennium. If at some point that no longer meets the department’s needs or we need to fill gaps in the roster, we would issue a new RFP through a competitive procurement process. This consultant support isn’t limited to housing—it includes economic development, natural resources, natural hazards, and other planning topics.

Question: “Would amending city code to comply with HB2138 be defacto considered emphasizing fair and equitable housing outcomes?”

Answer: HB 2138 includes a request for dedicated technical assistance funding. If the bill passes with those grant funds allocated, middle housing code projects would be funded through that stream, freeing up more funding for other projects. If the bill passes without funding, those statutorily required elements would be higher priority within the general pot. In either case, these efforts would align with fair and equitable housing goals due to their intent and impact.

Question: “Match funds needed?”

Answer: No. There is no local match requirement for these grants.

Question: “This follow Steve’s question regarding timing. Can a grant approved for 2025-27 biennium for HCS and HPS work due respectively in 2027-2028 be used to fund HPS work 2028?”

Answer: Only if the project is completed before the end of the biennium—June 30, 2027. Early completion is acceptable, even if the statutory deadline is later.

Question: “Would an application benefit from a support letter from the DLCD regional rep?”

Answer: No. DLCD Regional Representatives are reviewers of the grant applications, so a support letter would be a conflict. Letters from them won’t be accepted or factored into review. All Housing Division, HAPO, and Regional Representative staff participate in the review process.

Question: “What is the max amount a tribal government program can apply for? Will the federally negotiated indirect cost rate be honored?”

Answer: There is no maximum or minimum grant amount for any applicant. Additional research is needed regarding the applicability of a negotiated indirect cost rate agreement to these grant



funds and eligible costs, which may exclude indirect costs. DLCD will provide additional information to its next email out to each of the federally recognized Tribal governments in Oregon regarding these grant funds and their notice of availability in early June.

Question: *“Is there going to be an actual definition of affordable housing? Current monies vary 120% AMI -130% AMI and a percentage of housing developed (i.e. 30%) with restrictions. What is missing is percentage of AMI considered affordable (i.e. monthly or annual payment) as neither 120% of AMI will fund a dwelling (i.e. houses are not built for \$75,000), nor can anyone afford an annual payment of 120% of their income. Typical percentage of income attributed to housing is 30-33% but that element is missing.”*

Answer: For the purpose of this technical assistance grant program, a fixed definition of affordable housing is not necessary. The grant program is focused on housing planning work, not the direct development of housing. The broader policy discussion around what is affordable and for whom is important, but separate from how these grants are allocated.

Question: *“Regarding the MIRL fund, iSector and its Housing Innovation Partnership (who ideated the revolving loan fund) are in a position to right now assist jurisdictions with initiating the MIRL while OHCS continues to work out their resources and rules. For assistance please contact info@isector.org”*

Answer: Thank you to Rachel for flagging this. iSector is currently offering assistance to interested jurisdictions.

Question: *“On the subject of tangentially related infrastructure planning, I work with several communities whose housing production is restrained due to the prevalence of unmapped possible wetlands area. Would a study to produce an LWI be eligible for this technical assistance funding?”*

Answer: Another agency has submitted a policy option package requesting funding for technical assistance to support LWI updates. Whether that is approved will depend on legislative decisions. DLCD is open to considering LWI-related work if it directly overlaps with housing planning, but it would be a lower priority. **Additional context:** Department of State Lands (DSL) manages the LWI program. For more information, visit: [DSL Wetlands Inventories](#).

Question: *“Does DLCD application require City resolutions if for City projects?”*

Answer: Yes. The application must include a resolution from the city council or other authorizing body indicating support for the project and willingness to enter into a contract with the state. If the resolution isn't ready at the time of application, it must be submitted shortly afterward and before a grant agreement is finalized.

Question: *“Is CFEC work eligible?”*

Answer: Some elements of Climate Friendly and Equitable Communities (CFEC) implementation could qualify, especially if they are tied to housing planning work, like “Housing Implementation Plans” scope of work. However, full compliance with the CFEC program—particularly transportation-focused requirements—would generally be outside the scope of this funding. Housing-related components are eligible.

Question: *“Will the full transcript be available with the video?”*

Answer: A full transcript will not be available, but this document outlines all the questions asked and responded to during the webinar. A full recording of the webinar can be viewed on [DLCD's YouTube channel](#).