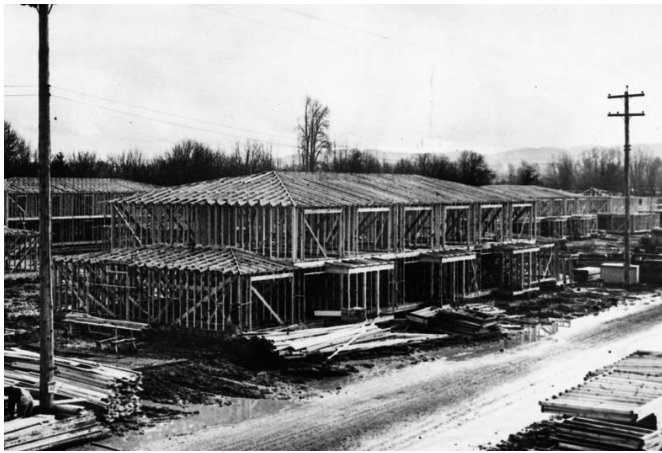




OREGON

Department of
Land Conservation
& Development



4-Part Webinar Series: An Overview of Oregon Housing Planning

Webinar 3: Goal 14 – Urbanization 101

DLCD's Housing Division

August 19, 2026

Oregon APA | **Professional Development Committee**

The Professional Development Committee (PDC) is a volunteer committee responsible for providing opportunities for the continuing education of OAPA members and promoting membership in OAPA and AICP.

Additional information: oapa@oregonapa.org / oregon.planning.org

Oregon APA | Upcoming Events

OAPA Book Club - August Meeting

Bridging a Great Divide: the Battle for the Columbia River Gorge,
Kathie Durbin (1 CM)

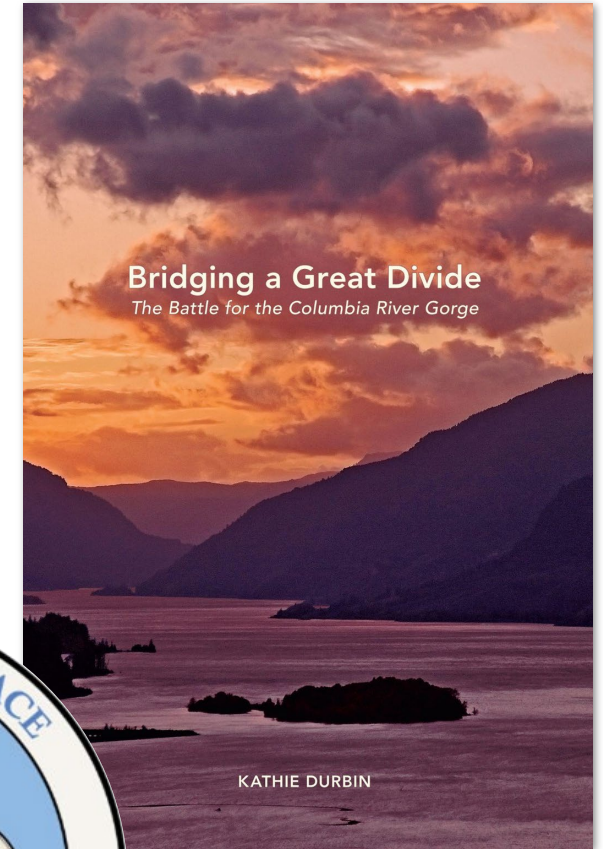
August 5, 2026 | noon-1 pm | Online

2026 Annual Planning Conference

Anchored in Place, Navigating Change (CMs TBD)

September 15-17, 2026 | Seaside, Oregon

More info @ oregon.planning.org/events



Housekeeping

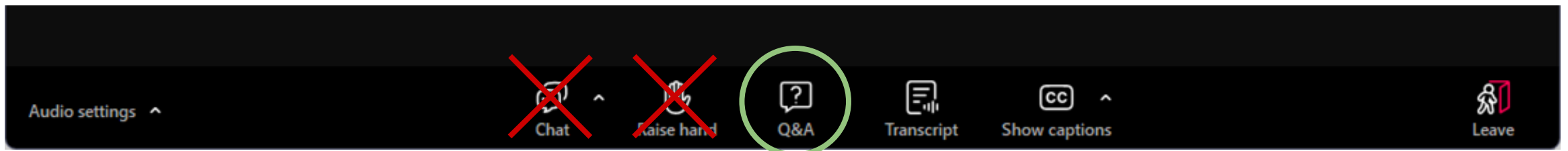
Asking questions

Use Zoom's **Q&A feature** to ask questions at any point.

(Please don't use chat to ask questions.)

Slides and materials

Following today's session, attendees will receive an email with the webinar recording, a PDF of the slides, and info about logging AICP CMs.



An Overview of Oregon Housing Planning



July 15, 2026 | Webinar 1:

Goal 10 – Housing: Understanding local housing and land needs



July 29, 2026 | Webinar 2:

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Housing Planning Overview for Small Cities

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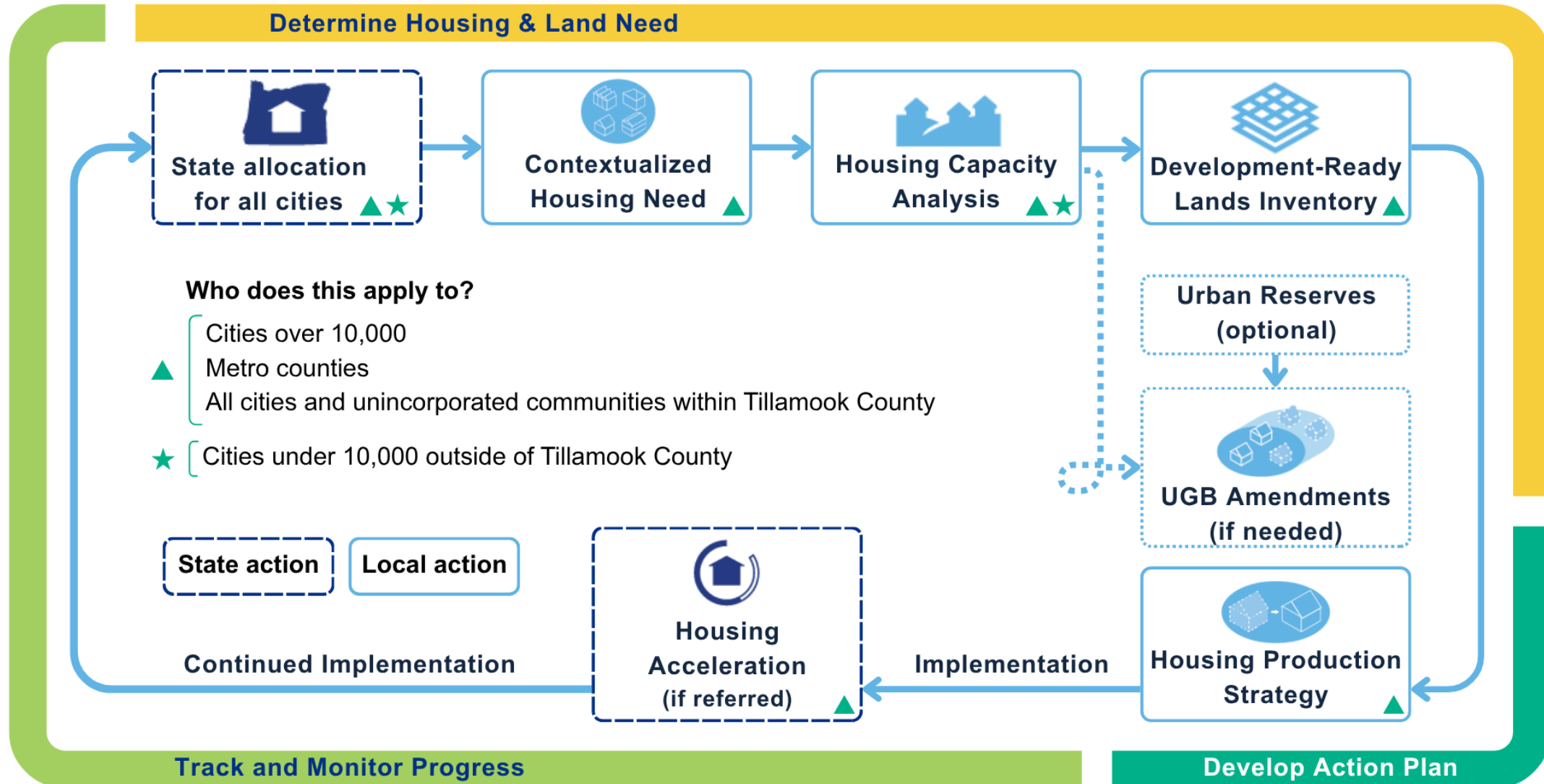


August 19, 2026 | Webinar 3:
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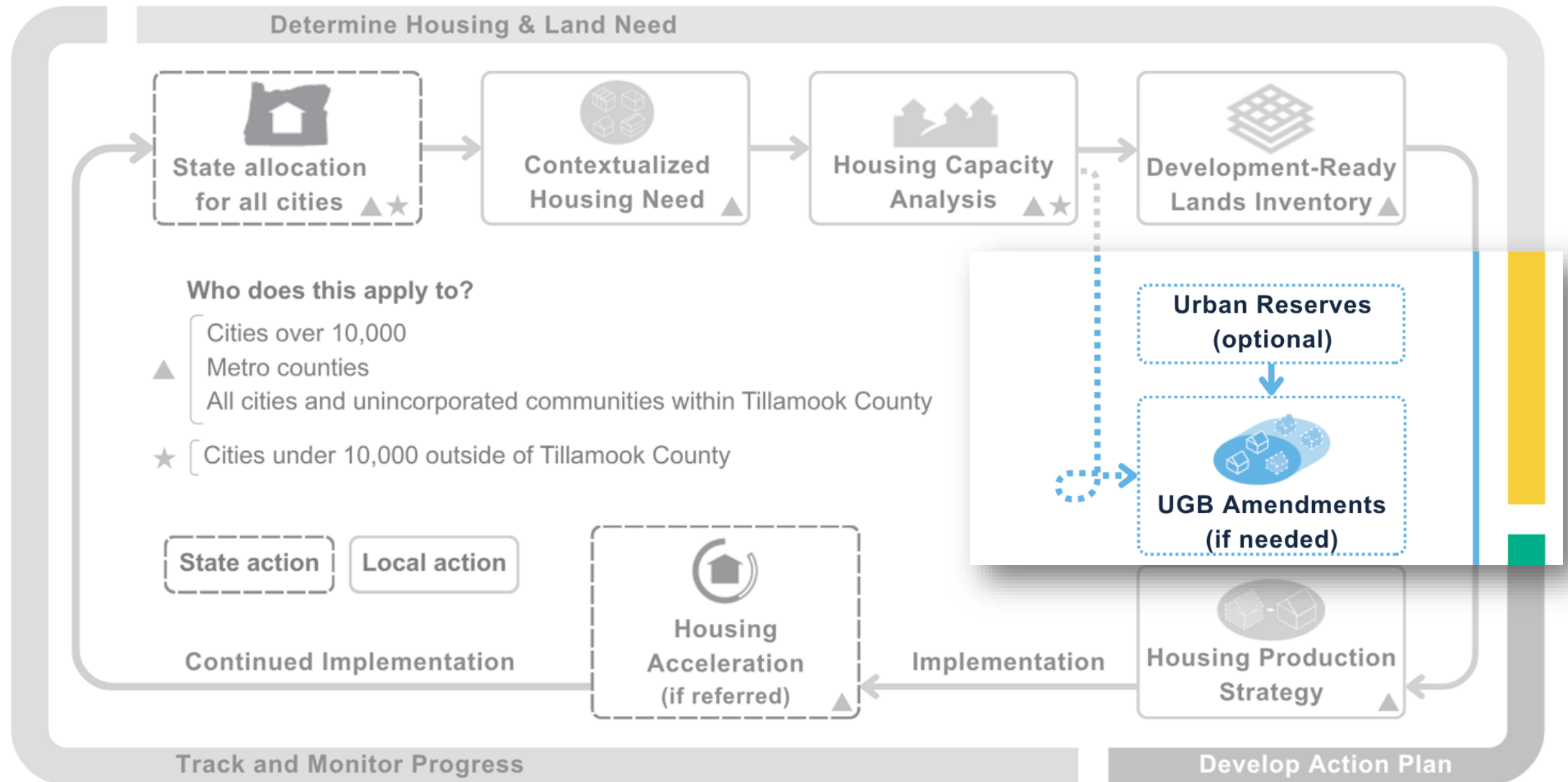
Agenda

- Overview + Purpose of Goal 14
- Elements of a UGB Amendment
 - Q&A
- Tools and Resources
 - Q&A

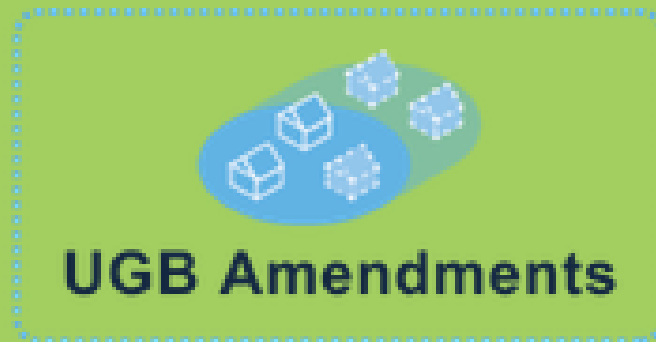
Housing Planning Paradigm Under OHNA



Housing Planning Paradigm Under OHNA



Accommodating Housing Needs Beyond the Boundary





Goal 14

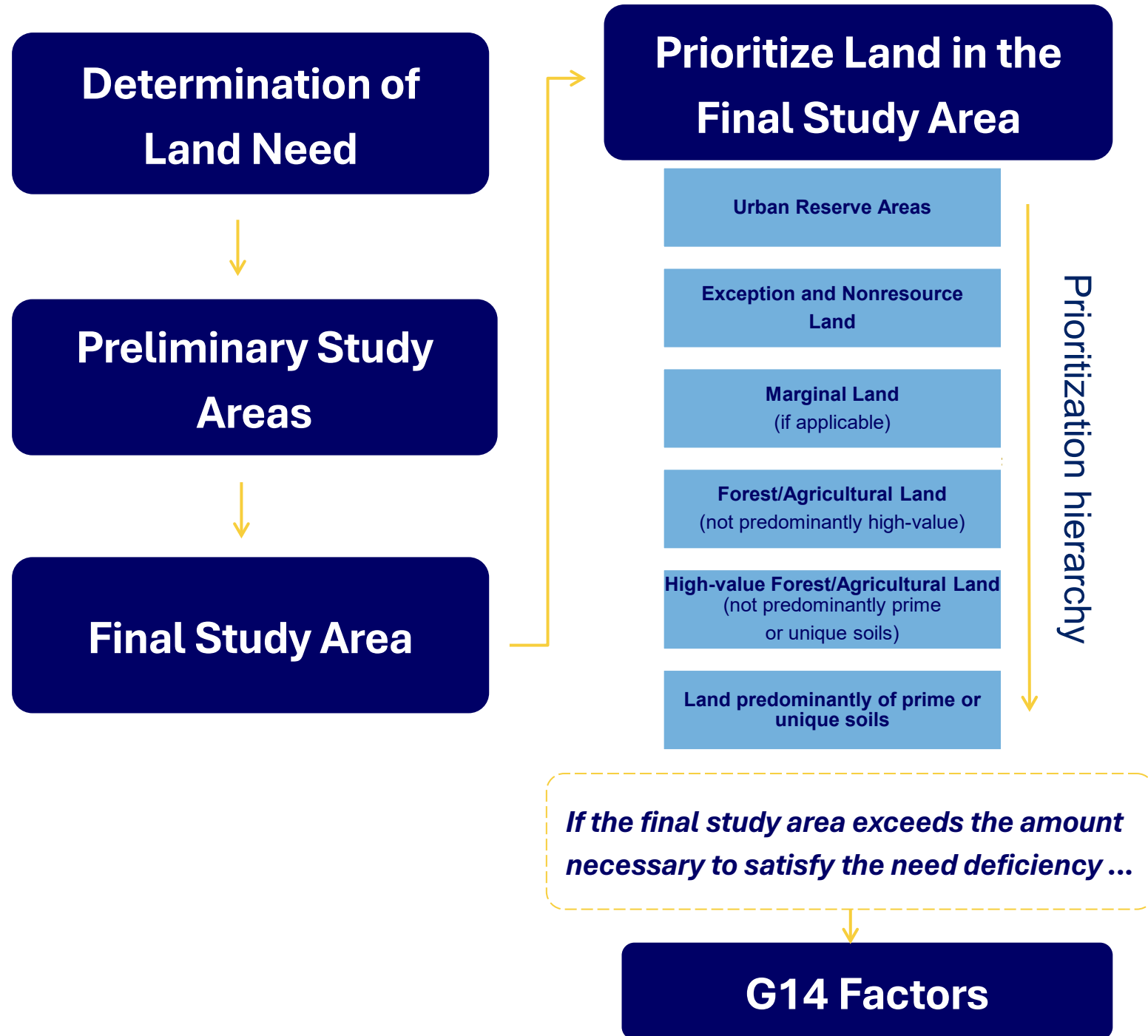
“To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.”



Elements of a UGB Amendment

1. Community Engagement
2. Determination of land need
3. Establishing the study area
4. Alternatives analysis of sub-areas
5. Selection of land for inclusion

Goal 14 Process Diagram



Statewide Land Use Planning Goal 1

Community Engagement

Purposes of Engagement

- Avoid surprises
- Assess needs not identified in Housing Capacity Analysis
- Involve owners and renters

Engagement to Inform the Process

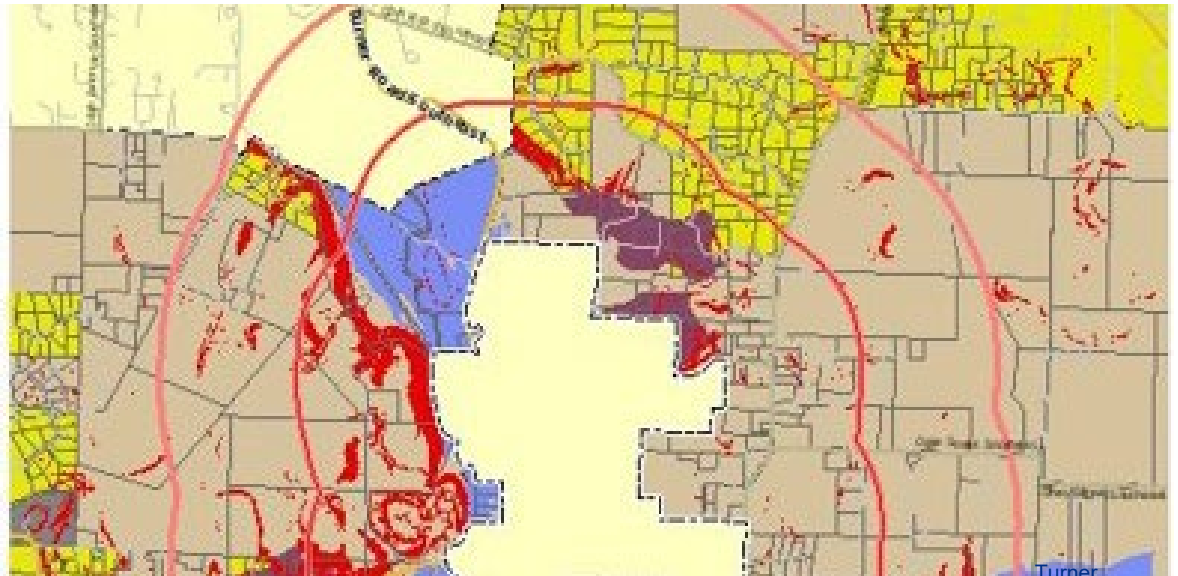
- Tribal consultation to understand geographies of cultural significance.
- Identify unmapped hazards and/or resources
- Provide feedback loop opportunities
- Potentially prepare eligible properties for future urbanization

OAR 660-024-0065

Establishing the Study Area

How and where can a boundary be amended to accommodate an unmet housing need?

- **Excluding land** from the preliminary study area:
 - Impracticability to be served by public facilities:
 - Cost-per-unit calculation exceeds 4X median cost-per-unit of all sub-areas
 - Natural resource and hazard **constraints**



OAR 660-024-0065(3)

Excluding Constrained Areas

Natural Hazards:

- Landslide
- Flooding
- Tsunamis
- Other hazards acknowledged in CP or DC

Natural Resources:

- Critical Habitat
- Core habitat for Greater Sage Grouse
- Big game migration corridors
- Federal Wild & Scenic Rivers, State Scenic Water ways
- Areas subject to Goals 16-18

Q & A

OAR 660-024-0067(4)

Formation of sub-areas

Relevant Criteria:

- Areas of land not larger than 100 acres may be grouped together and studied as a single unit (“sub area”)
- Areas of land larger than 100 acres that are similarly situated and have similar soils may be grouped together*

*provided soils of lower agricultural or forest capability may not be grouped with soils of higher capability



OAR 660-024-0067

Alternatives analysis of sub- areas

How is land prioritized and
evaluated for inclusion?

Priority of land for inclusion in the UGB:

- Urban reserves now prioritized before exception and nonresource land

Balancing the Goal 14 Location Factors

1. Efficient accommodation of identified land needs;
2. Orderly and economic provision of public facilities and services;
3. Comparative environmental, energy, economic and social consequences; and
4. Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the UGB.

OAR 660-024-0067(9, 10)

Selection of land for inclusion in UGB

Adequate capacity to meet identified deficit

- Sub area(s) can meet identified land need and/or deficit from HCA
- “Relative efficiency of accommodating land needs for housing types and densities”

Meets criteria of both location factors and local Comprehensive Plan policies

- Balances priorities among needs, opportunities, and anticipated uses
- Considers efficiencies and serviceability
- Is coordinated with regional and state partners

OAR 660-024-0067

Selection Considerations

Recent administrative rule
changes

Parcelization considerations

Parcel Size	Assumed Capacity
1ac or less	1 unit
1-2 ac	2 units
5 ac or less	½ (50%) of assumed capacity

Public Facilities Serviceability

Impacts to existing water, sanitary sewer, storm water and transportation facilities

- (a) Capacity inside and beyond existing UGB;
- (b) need for new transportation facilities, and
- (c) Costs relative to potential yield of housing units.

Utility planning updates to serve newly-added land must take place within 5 years of UGB amendment

OAR 660-024-0067(12)

Consideration: Complete Neighborhoods

How can fair housing
choice be planned for in
not-yet-urbanized areas?

- Pathways for **neighborhood-scale commercial and open space** in urbanizable areas and areas added to the UGB for a residential need
- **Land can be prioritized to support complete neighborhoods** when considered for inclusion into the UGB
- **May prioritize conceptually-planned areas** that include regulated affordable housing



Q & A

Other Urbanization Tools & Resources

OAR 660-024-0067(10), -008-0075(1)(e)

Responsibilities Following a UGB Amendment

- **Public Facilities Planning**
- **Tracking for cities required to complete a CHN**



OAR 660-024-0070

Urban Growth Boundary Exchanges

How else can a local government bring in land for housing?

- **Does not require** an updated HCA
- Allows **constrained land** within the UGB to be **swapped for buildable land** outside of the UGB
- Allows added land to be designated at **higher residential densities** than the land being removed
- Land must be “**substantially equivalent**” (10% margin)

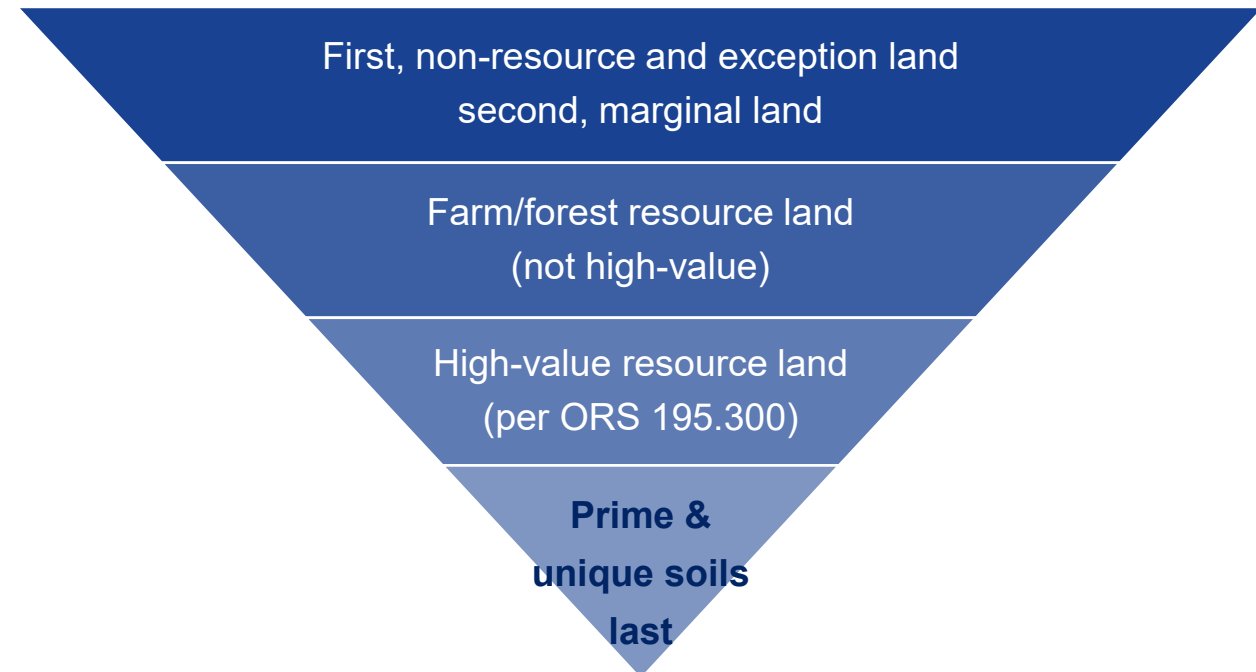
OAR 660-021-0030

Urban Reserves

What can help streamline the UGB expansion process?

Urban Reserves are **protected from development patterns** that would impede urbanization

- Designation based on six **consideration factors** and **land prioritization**:
 - First category land may be lower priority if subdivision present
 - Land may lower priority if urban services are not reasonable/cost effective due to physical constraints



Q & A

Next Webinar – September 9, 2026



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Thank You!

For general questions or comments for
the Housing Division, submit to:
Housing.DLCD@dlcd.oregon.gov