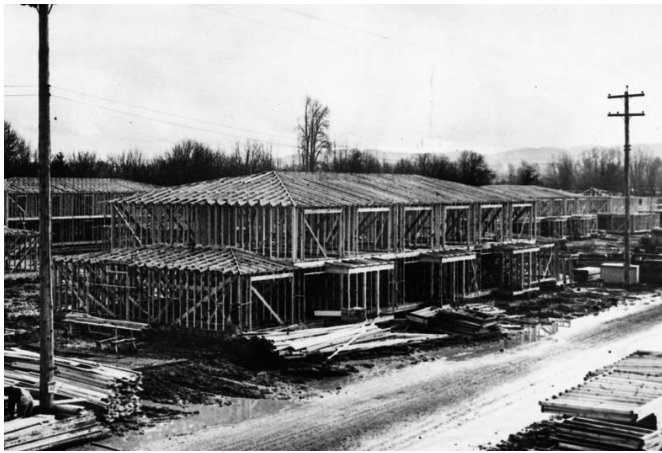




OREGON

Department of
Land Conservation
& Development



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

Webinar 4: Goal 10 – Housing Planning Overview for Small Cities

DLCD's Housing Division

September 9, 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

2026 Annual Planning Conference

Anchored in Place, Navigating Change (CMs TBD)

September 15-17, 2026 | Seaside, Oregon

More info @ oregon.planning.org/events



Housekeeping

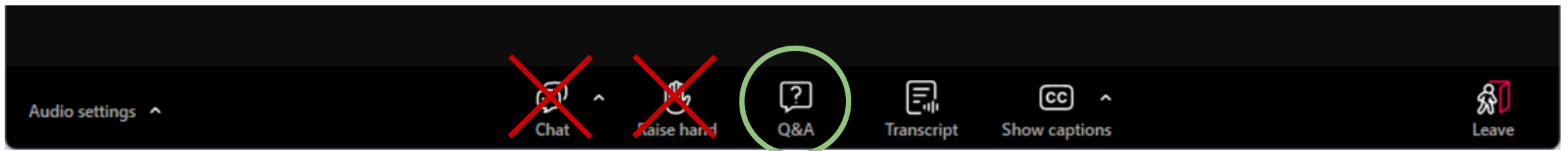
Asking questions

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:

Goal 10 – Housing: Taking Actions and Tracking Progress to Meet Housing Needs



August 19, 2026 | Webinar 3:

Goal 14 – Urbanization 101



September 9, 2026 | Webinar 4:

Housing Planning Overview for Small Cities

Housing Planning for Small Cities



September 9, 2026 | Webinar 4:
Housing Planning for Small Cities

Agenda

- OHNA & Goal 10 overview
- Elements of the HCA
 - Q&A
- Response to a deficit
- Review & adoption
 - Q&A
- Wrap up & conclusion

OHNA & Goal 10 Overview

What is OHNA?

A suite of programs and policies

directing implementation of

statewide planning goals

10 – Housing and 14 – Urbanization

Adoption of Housing Production Strategies and Housing Capacity Analyses

The shared responsibility of state and local governments to take urgent and bold actions to meet community housing needs

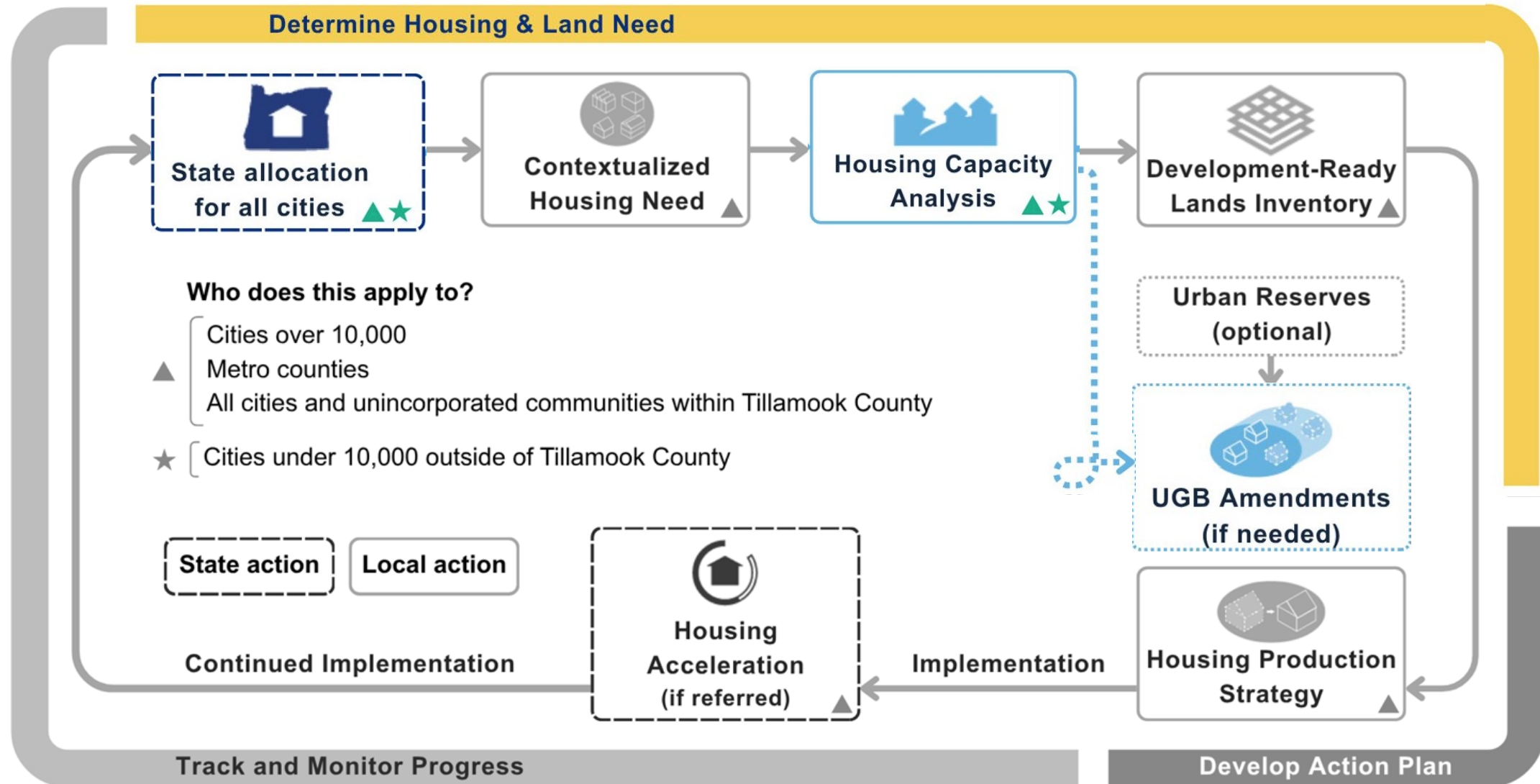
A system of tracking housing production and equitable housing outcomes in local governments, over time

A partnership between state and local governments to remove barriers to housing production, affordability, and choice

A statewide methodology for estimating regional housing needs and establishing local housing production targets

An obligation for governments to take actions that will further Fair Housing

Housing Planning Paradigm Under OHNA





G10 Process for Small Cities

- **Cities under 10,000 in population** have fewer obligations in regards to housing planning compared to larger cities
- Cities under 10,000 in population **may elect** to adopt an HCA at any time



Goal 10 & Goal 14

- Goal 10 is implemented by local governments inventorying buildable land and adopting a housing element in their comprehensive plan
- Goal 14 requires cities to maintain enough buildable land capacity within an Urban Growth Boundary to accommodate twenty years of housing need
- Completing a HCA required to demonstrate a residential land deficit for UGB expansion



OHNA Allocation

Department of Administrative Services' (DAS) Office of Economic Analysis (OEA):

- Conducts an annual statewide housing need analysis
- Uses this analysis to allocate a 20-year housing need to every city's urban growth boundary
- The OHNA methodology ensures every local government is planning from the same data foundation
- Local governments can find their housing need allocation in the OHNA Methodology Report on the DAS website.

Elements of Housing Capacity Analysis



Elements of an HCA

Task 1. Inventory buildable land and determine housing capacity

Task 2. Analysis of residential land need based on needed housing types (housing type mix) and allocated housing need

Task 3. Comparison of residential land need and housing capacity

Task 4. Response to a deficit of residential capacity, if needed



Land Inventory or BLI

Steps to complete a BLI:

1. Establish the geographic area
2. Classify land
3. Identify development constraints
4. Assign development status
5. Estimate housing capacity



Capacity Estimate

Quantitative Approach to Analysis of Recent Housing Development Trends

- Utilize existing data such as building permits or certificates of occupancy
- Right of way considerations

Alternative Approach to Estimating Future Development Densities

- Typically used when assumed no residential land deficit
- Based on what is currently allowed through zoning code designation
- Assumes future development at maximum density allowed in the zone



Land Market Supply Factor

Land Market Supply Factor:

Local government may utilize a reasonable land market supply factor to account for land that will not develop over the 20-year planning period.

Safe Harbor:

As a safe harbor, when utilizing the land market supply factor, a local government may reduce the total estimated residential capacity for partially vacant land by ten percent.



Accommodating Housing Need

Step 1: Determine Housing Need

- OHNA allocation is the basis
- Community engagement
- Data gathering and analysis
- Determine needed housing types

Step 2: Getting to Housing Need by Plan Designation

- Determine the needed density within each plan designation that will allow for these housing types
- Assess which housing types are allowed within each plan designation and if any housing types are excluded
- Allocate the identified needed housing types across the respective plan designations

Q & A



Response to a Deficit

If a land capacity deficit is identified, a City can:

- Adopt land use efficiency measures (LUEMs) to increase the housing capacity and/or reduce the residential land need, or
- A combination of LUEMs and UGB amendment



Safe Harbor for LUEMs

As a safe harbor for residential land use efficiency, a local government may demonstrate that proposed land use efficiency measures, once adopted, are estimated to result in at least a 20 percent increase in the densities that are expected to be achieved over the next 20 years.



Review & Adoption

A Housing Capacity Analysis is a land use decision and must be adopted by ordinance into the City Comprehensive Plan

Cities under 10,000 in population cannot adopt their HCA until they have addressed 100 percent of the identified housing needs

Q & A

Wrap Up

4-Part Webinars Completed



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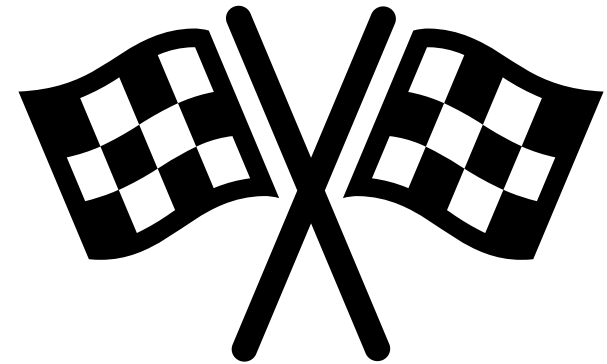
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Thank You!

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