Housing Capacity Analysis and Housing Production Schedule
OAR 660-008-0045 Attachment A

Required by Oregon Revised Statute 197A.100(1)(a), 197A.270(2), 197A.280(2), 197A.335(1), and 197A.365
Last Updated February 26, 2026

This schedule is to be adopted by the Land Conservation and Development Commission (LCDC) at their first meeting of each calendar year. Cities[1] must adopt a Housing Capacity Analysis (HCA) and a Housing Production Strategy (HPS) by December 31st of the listed year.

HCA-HPS Schedule for 2026-2034

	2026	2027	2028	2029	2030	2031	2032	2033	2034
Cities in Metro (six-year cycle)									
Beaverton				HCA	HPS				HCA
Cornelius		HCA	HPS					HCA	HPS
Fairview* **			HCA	HPS					HCA
Forest Grove		HCA	HPS					HCA	HPS
Gladstone* **			HCA	HPS					HCA
Gresham				HCA	HPS				HCA
Happy Valley			HCA	HPS					HCA
Hillsboro				HCA	HPS				
Lake Oswego				HCA	HPS				
Milwaukie				HCA	HPS				
Oregon City		HCA	HPS					HCA	HPS
Portland				HCA	HPS				
Sherwood		HCA	HPS					HCA	HPS
Tigard		HCA	HPS					HCA	HPS
Troutdale* **			HCA	HPS					HCA
Tualatin		HCA	HPS					HCA	HPS
West Linn				HCA	HPS				
Wilsonville					HCA	HPS			

	2026	2027	2028	2029	2030	2031	2032	2033	2034
Metro Counties (six-year cycle)									
Clackamas				HCA	HPS				
Washington				HCA	HPS				

[1] ORS 197A.015(3) defines a "City" and "city with a population of 10,000 or greater" to include, regardless of size: (a) Any city within Tillamook County and the communities of Barview/Twin Rocks/Watseco, Cloverdale, Hebo, Neahkahnie, Neskowin, Netarts, Oceanside and Pacific City/Woods; and (b) A county with respect to its jurisdiction over Metro urban unincorporated lands.

	2026	2027	2028	2029	2030	2031	2032	2033	2034
Housing Coordination Strategy (HCS) (six-year cycle)									
Metro Regional Government						HCS			

	2026	2027	2028	2029	2030	2031	2032	2033	2034
Cities outside of Metro (eight-year cycle)									
Albany* **				HCA	HPS				
Ashland					HCA	HPS			
Astoria		HCA	HPS						
Baker City					HCA	HPS			
Bend		HCA	HPS						
Canby							HCA	HPS	
Central Point* **			HCA	HPS					
Coos Bay* **				HCA	HPS				
Corvallis* **			HCA	HPS					
Cottage Grove		HCA	HPS						
Dallas* **				HCA	HPS				
The Dalles						HCA	HPS		
Eagle Point			HCA	HPS					
Eugene		HCA	HPS						
Grants Pass					HCA	HPS			
Hermiston				HCA	HPS				
Independence						HCA	HPS		
Keizer* **			HCA	HPS					
Klamath Falls* **				HCA	HPS				
La Grande* **				HCA	HPS				
Lebanon					HCA	HPS			
Lincoln City		HCA	HPS						
McMinnville							HCA	HPS	
Medford						HCA	HPS		
Molalla						HCA	HPS		
Monmouth						HCA	HPS		
Newberg		HCA	HPS						
Newport					HCA	HPS			
North Bend					HCA	HPS			
Ontario				HCA	HPS				
Pendleton*	HPS							HCA	HPS
Prineville		HCA	HPS						
Redmond		HCA	HPS						
Roseburg* **			HCA	HPS					
Salem					HCA	HPS			

Sandy							**HCA**	**HPS**	
Silverton* **				**HCA**	**HPS**				
Springfield		**HCA**	**HPS**						
St. Helens* **			**HCA**	**HPS**					
Sweet Home						**HCA**	**HPS**		
Woodburn* **			**HCA**	**HPS**					

	2026	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**
Cities and ORS 197A.015, ORS 197A.420 named communities in Tillamook County (eight-year cycle)									
Bay City		**HCA**	**HPS**						
Garibaldi		**HCA**	**HPS**						
Nehalem		**HCA**	**HPS**						
Manzanita		**HCA**	**HPS**						
Rockaway Beach		**HCA**	**HPS**						
Tillamook		**HCA**	**HPS**						
Wheeler		**HCA**	**HPS**						
Unincorporated Communities**		**HCA**	**HPS**						

*City under approved Department of Land Conservation and Development workplan.

**Tillamook County's unincorporated communities included in the HCA/HPS work include: Barview/Twin Rocks/Watseco, Cloverdale, Hebo, Neahkanie, Neskowin, Netarts, Oceanside, and Pacific City/Woods

***City deadline adjusted from 2025 schedule in the course of redistributing a concentration of deadlines across a few years.

Important Revisions in the 2026 HCA and HPS Schedule Update

Annual Certified Population Estimates from PSU's PRC
According to the estimates published on December 15, 2025, the City of Eagle Point has a population of 10,193, newly exceeding the 10,000 threshold. Staff have updated the schedule to reflect the city's inclusion, provided by OAR 660-008-0045(9). Department staff worked with city staff to establish the first HCA deadline by December 2028 and HPS deadline by December 2029. This will allow the city to apply for technical assistance funding from the department under the 2027/2029 biennium to complete this work.

Metro HCS Adoption
Metro Regional Government had an HCS adoption deadline of December 31, 2025, for its first six-year cycle. Metro adopted its first HCS on December 18, 2025, meeting its deadline. Staff have updated the schedule to reflect Metro's next deadline of December 31, 2031, when Metro will be required to update and adopt the HCS for its second six-year cycle.

Delinquent Adoptions
Pendleton was originally required to adopt its HCA by December 31, 2022, and its HPS by December 31, 2023. Due to staffing capacity challenges, the city worked with DLCD to revise these deadlines to December 31, 2023, for the HCA and December 31, 2024, for the HPS. The commission approved these extensions in 2023.

Pendleton submitted notice, as required by OAR 660-008-0310, that it would not meet these revised deadlines. This notice initiated a DLCD-supported work program, which enabled Pendleton to adopt its HCA in June 2025. The city also received a housing planning assistance grant in the 2025-2027 biennium to complete its HPS by December 31, 2026.

Accordingly, while Pendleton remains delinquent in its HPS adoption, it is actively working toward compliance under the current work program. The next deadlines are December 31, 2033, for the HCA and December 31, 2034, for the HPS as reflected in Attachment A. These future deadlines do not alter the current requirement that Pendleton adopt its HPS by December 31, 2026.

Changes to HCA and HPS deadlines for local governments under the OHNA Framework
The previous HCA and HPS schedule concentrated a substantial number of cities with 2027 HCA deadlines and 2028 HPS deadlines. Given limited department staff capacity and constrained funding for housing planning assistance, DLCD staff worked with regional representatives and local jurisdictions to adjust timelines by extending certain deadlines by one year where appropriate. While most changes occurred in 2027 and 2028, similar one-year adjustments were made in other years to better distribute deadlines across the schedule. The revised, more distributed schedule after these adjustments is reflected in the table above, which identifies the deadline changes for affected local governments. Jurisdictions with adjusted deadlines are marked with three asterisks (***) next to their name.

HCA and HPS Notes on Administration

1. As provided in OAR 660-008-0045(2), the deadline for HCA and HPS adoption in any given year will be December 31st.
2. As provided in OAR 660-008-0045(3), the department will consider a city to have met its obligation to adopt an HCA upon adoption of the HCA by ordinance. The department will not consider a subsequent appeal of the city ordinance adopting its HCA a failure to

comply with the deadline provided in this HCA and HPS schedule (Attachment A).

3. As provided in OAR 660-008-0045(4), the department will consider a city to have met its obligation to adopt an HPS upon adoption of the HPS. As provided in ORS 197A.100(7), the adoption of an HPS is not a land use decision and is not subject to appeal or review except as provided in ORS 197A.103.
4. As provided in OAR 660-008-0045(5), cities adopting an HCA before the listed deadline effectively reset the clock, with the next applicable HCA deadline set six or eight years after the early adoption, based on location within or outside of Metro.
5. As provided in OAR 660-008-0045(7), the applicable allocation of housing need and housing production target, as provided in ORS 184.451 to 184.455, are those that are published in the year of the adoption of the HCA, unless a city applied the provisions under note #6 below as provided in OAR 660-008-0045(8).
6. As provided in OAR 660-008-0045(8), a city may apply the allocation of housing need and the housing production target, as provided ORS 184.451 to 184.455, that are published in the year prior to the adoption of the HCA. To apply the allocation of housing need and the housing production target under this note, by December 1 of the year prior to the HCA deadline outlined in this schedule, a city must submit written notice to DLCD and Oregon Housing and Community Services.
7. As provided in OAR 660-008-0045(9), if a population estimate developed under ORS 195.033, OAR 660-032-0020, and OAR 660-032-0030 results in a city qualifying under ORS 197A.270, 197A.280, and 197A.335, the city must adopt an HCA within two years of its qualification or the interval provided in OAR 660-008-0045(5), whichever is the longer period.
8. As provided in Oregon Laws 2023, chapter 13, section 9, (4), *compiled as a note after* ORS 197A.025 Section 9, (4), the commission was granted authority to extend the applicability of the rules in effect in 2023 (“pre-OHNA rules” or “old rules”) until as late as December 31, 2026 to avoid disrupting Goal 10 planning work already in progress and allow a smoother transition to the new OHNA rules. The city of Pendleton’s HPS is the only remaining Goal 10 deliverable that is yet to be completed and reviewed under the “old rules” in effect in 2023. Cities with HCA and HPS deadlines in 2027 and 2028 will be the first to prepare these planning documents under the newly adopted “OHNA rules.”
9. A city that adopts an HCA after December 31, 2021 but in a year that is prior to the deadline established in this schedule is required to complete a Housing Production Strategy one year after the city’s established HCA deadline. A city may complete a Housing Production Strategy prior to the established deadline.