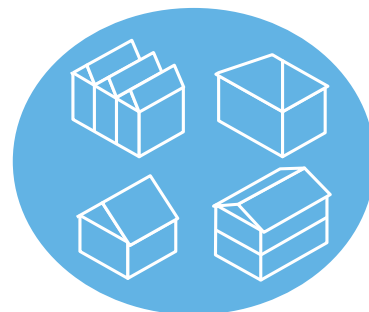


Contextualized Housing Need

What is a Contextualized Housing Need?

The Contextualized Housing Need (CHN) is a community's assessment of its housing needs. The CHN ground-truths its allocated housing need and production target through the lens of Affirmatively Furthering Fair Housing. In other words, it's more than just the count of how much housing a community needs to arrive at a deeply informed understanding of what kind of housing a community needs.



Why do we need one?

A CHN helps a local government better understand the unique housing needs of the community, including housing types, features, costs, and locations. The CHN then helps set up a local government to design its actions to be sure it is truly planning for its community's housing needs, especially those needs which have gone chronically unmet.

Who develops a Contextualized Housing Need?	When?
Portland Metro: Counties and cities with more than 10,000 people	On a 6-year cycle
Outside Portland Metro: Cities with more than 10,000 people Cities and unincorporated communities in Tillamook County	On an 8-year cycle
All other local governments	As desired

Steps and Deliverables

What discrimination has occurred that we need to redress?

Analysis of Past Discriminatory Actions

Given the decades- and even centuries-long histories of discrimination related to land and housing access, communities must design all land use or housing actions to respond to that context and aim to repair the damage. This analysis includes, when possible, a map showing where past discriminatory practices occurred and compares those areas with current housing and demographic patterns in the community.

What determines housing cost?

Affordability Analysis

A critical part of housing need is housing affordability. This analysis seeks to understand the market conditions and barriers to the development of needed housing. This prepares a local government to take actions that support housing production in the current economic environment.

Collaborators

- Local government staff and officials
- Community members
- Regional partners and other public entities
- Tribal governments



Oregonians deserve housing that works for them – where are we still falling short?

Fair Housing Issue Area Analysis

This analysis assesses whether all members of the community have the opportunity to live where they choose, and to identify where and for whom those options are restricted. It is aimed at understanding how different populations in the community experience housing needs, circumstances, and outcomes by analyzing half a dozen major topics. For example, this analysis evaluates whether housing with wealth-building opportunities like homeownership are evenly or disproportionately distributed across races or ethnicities in a community.

Are recently added areas of our community prepared to support housing?

Urbanization Analysis

This analysis is for local governments that have recently brought additional land into the urban growth boundary (UGB) to meet their housing needs. It assesses whether that land has been annexed and zoned to support the housing development a community requires. The purpose of this analysis is to appropriately put to use new areas of a community.

What kinds of housing do we really need? And where do we need it?

Conclusions

The culmination of these four analyses is a set of numerical and narrative conclusions regarding what kinds of housing the community really needs. These conclusions identify:

- Needed housing types, like middle housing and multiunit housing,
- Needed housing characteristics, like housing accessible to people with disabilities or housing with gathering space, and
- Locations where those housing types and characteristics are needed.

Finalization and Review

A local government may adopt or complete a Contextualized Housing Need assessment in one of three ways:

Deliverable	Completion Method	Does this require a land use decision?
<i>Contextualized Housing Need</i>	Standard: Submitted to DLCD with the Housing Capacity Analysis as a Post-Acknowledgement Plan Amendment (PAPA)	Yes
	Alternate: Submitted to DLCD under segmented review of the Housing Production Strategy	No
	Circumstantial: Identified and submitted to DLCD as a work task in a Sequential UGB Amendment process	Yes

