

Planning for Goal 10: Housing

Housing Acceleration Program

What is the Housing Acceleration Program?

The Housing Acceleration program tracks housing production, supports state and local collaboration, and ensures follow-through on a local government’s Housing Production Strategy. It is designed to locate barriers to market rate and affordable housing production and to address those barriers by identifying responsive actions. The Housing Acceleration program gives local governments greater opportunities to receive state assistance in reaching local housing goals.



Why do we need one?

Some communities may have significant difficulty making progress toward their housing production targets and meeting their housing needs. Certain barriers can persist despite focused efforts from a local government. When that is the case, the state can lend expertise and resources to get back on track, intervening to address problems that may otherwise go unresolved. The Housing Acceleration program gives those issues dedicated attention and problem-solving support.

Which cities are eligible for the Housing Acceleration Program?	When?
Portland Metro: Counties and cities with more than 10,000 people	On a 6-year cycle, at the mid-point of their HPS
Outside Portland Metro: Cities with more than 10,000 people Cities and unincorporated communities in Tillamook County	On an 8-year cycle, at the mid-point of their HPS
All other local governments	May opt-in

Steps and Deliverables

Which local governments need additional support?

Referral

- A local government is eligible for DLCD referral into the Housing Acceleration program when it:
- Is falling behind in housing production overall and housing production for more affordable homes, as compared to other nearby cities and cities of similar size or characteristics,
 - Does not adopt a Housing Production Strategy when due, or
 - Does not implement the actions in its Housing Production Strategy as scheduled.



What are the persistent issues preventing more housing from getting built?

Audit

Once in the Housing Acceleration program, DLCD performs an audit to identify persistent issues, or “barriers,” that may be creating a challenge to completing planning requirements or leading to low housing production of different kinds of housing, especially to meet the needs of households whose needs have often gone unmet. In a standard audit, DLCD evaluates city policies, procedures, available resources, and outside barriers that affect housing production. DLCD conducts comprehensive audits, with a more detailed level of review and inquiry as needed. After completing an audit, DLCD publishes a report outlining all identified barriers.

Collaborators

- Local government staff and officials
- State agencies
- Community members
- Community-based and advocacy organizations
- Regional partners and other public entities
- Tribal governments

What can we do to resolve those issues?

Acceleration Agreement

In order to reduce or remove the barriers to housing production identified in the audit, DLCD and the local government respond by working together to establish a set of responsive actions that will help. These actions are outlined in a housing acceleration agreement, detailing both local and state actions and resources as needed and appropriate.

What if this process doesn’t go as planned?

Enforcement

If a local government fails to either enter or abide by the terms of a housing acceleration agreement, DLCD will notify the local government and provide an opportunity for course correction before any enforcement action is taken. If the local government takes no action to remedy the delinquency initiate an enforcement procedure under ORS 197.320(13) with the Land Conservation and Development Commission. In addition to case-by-case compliance measures, the enforcement may include application of a model code which pre-empts the local government’s development code.

Finalization and Review

Deliverable	Completion Method	Does this require a land use decision?
<i>Housing Acceleration Agreement</i>	Signed by DLCD Director and local government representative and adopted as an appendix to Housing Production Strategy	No

