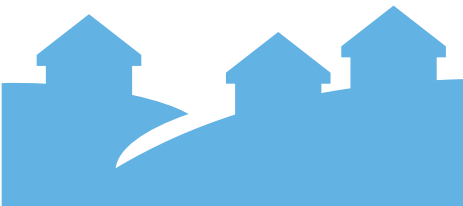


Planning for Goal 10: Housing

Housing Capacity Analysis

What is a Housing Capacity Analysis?

A Housing Capacity Analysis (HCA), formerly called a Housing Needs Analysis (HNA), determines whether a community has enough buildable residential land to support its housing needs over the next 20 years.



Why do we need one?

A Housing Capacity Analysis shows whether existing buildable land can meet housing need. It can help a local government understand how prepared it is to accommodate its community’s growing housing needs in the long term so that it can respond accordingly.

Who completes a Housing Capacity Analysis?	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*

**Note: All cities must have an acknowledged HCA/HNA, but not all local governments are required to update it on a regular schedule.*

Steps and Deliverables

How much residential land is currently in the boundary?

Buildable Land Inventory

The Buildable Land Inventory (BLI) estimates how much land is available for additional housing, including vacant land and redevelopment opportunities. It also identifies land that should not be included, such as areas constrained by natural resources and hazards.

Collaborators

- Local government staff and officials
- Regional partners and other public entities

How much land is needed to support the number and types of housing?

Residential Land Needs Analysis

This step involves determining how much and what kind of land a community requires to support the development of housing that meets local needs based on the allocated housing need.

Is there enough land capacity to support housing needs over the next 20 years?

Land Sufficiency

This step involves comparing the BLI to the Residential Land Needs Analysis to determine whether there is enough land capacity. For example, if a city has a shortage of multi-unit housing, such as apartments, is there enough land in its boundary that allows for enough of that housing type?

Together, these first three steps and their associated deliverables make up the Housing Capacity Analysis.

Finalization and Review

Deliverable	Completion Method	Does this require a land use decision?	Potential Outcomes
<i>Housing Capacity Analysis</i>	Submitted to DLCD as a Post Acknowledgement Plan Amendment (PAPA). Local government adopts by ordinance into Comprehensive Plan.	Yes	If the HCA results in insufficient buildable land, Metro or a local government outside Metro must remedy through: 1) Measures to increase efficiency of lands inside the boundary, 2) UGB amendment, or 3) Both if necessary to meet the 20-year housing need. Local governments inside Metro with insufficient buildable land must consider land use efficiency measures to meet their 6-year housing production target.

