



Housing Actions Work Group | HAWG

Oregon Housing Needs Analysis

Meeting #10: June 18, 2025 | 9:00 am - 12:00 pm

PRIMARY MEETING OBJECTIVES:

- Integrate DLCD's Racial Equity Framework for Decision Making into today's rulemaking efforts
- Review and discuss Initial Draft the Model Code, developed as per [Senate Bill 1564 \(2024\)](#)
- Discuss major policy questions necessary to refine the draft, and discuss the Model Code's limited role within the broader OHNA implementation paradigm

HAWG Meeting #10 AGENDA		
Time	Item	Purpose
900a - 910a (10 min)	Welcome, Introductions, & Agenda Review <ul style="list-style-type: none">● Welcome and Introductions● Overview and Meeting Flow● Reminder of process and ground rules	<i>Intros & Orient Meeting</i>
910a - 915a (5 min)	Brief Overview of Rulemaking and HAWG Schedule Updates	<i>Inform</i>
915a - 920a (5 min)	Racial Equity Framework for Decision Making RACIAL EQUITY FRAMEWORK FOR DISCUSSION <ul style="list-style-type: none">● Benefits and Burdens● Accountability <i>Materials: DLCD Racial Equity Framework for Decision Making and accompanying Working Definitions Memo for the Racial Equity Framework for Decision Making</i>	<i>Outline Racial Equity focus areas for today's discussion</i>

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Time	Item	Purpose
920a - 945a (25 min)	<p>PRESENTATION: Initial Draft of the Model Code</p> <ul style="list-style-type: none"> Recap: Purpose and need the Model Code in Goal 10 Housing planning, SB 1564 (2024) Present: Overview of Initial Draft Model Code, including the overlapping role of the Model Code within HPS planning <p><i>Materials:</i></p> <ul style="list-style-type: none"> Memo: Model Code Discussion Memo (June 11, 2025) Initial Draft Model Code (June 11, 2025) Memo: HAWG Policy Objectives Prior memos re Model Code: Model Code Framework (2/12/25), HAWG Model Code Discussion Themes (2/19/25) 	<p><i>Inform:</i></p> <p><i>Key elements and direction of Model Code development</i></p>
945a - 1015a (30 min)	<p>FACILITATED DISCUSSION #1: Calibration and Refinement of Model Code</p> <p>Currently, the draft Model Code requires calibration to ensure ability to support development feasibility where applied. The team intends to calibrate using 1) case examples of recent housing development in comparison to the applied codes, 2) incorporating takeaways from housing feasibility and market studies produced by DLCDC consultant teams, and 3) conversations with developers of various housing types to discuss common barriers they experience in development.</p> <p><i>Discussion Questions:</i></p> <ul style="list-style-type: none"> Are the elements of calibration clear? What clarifying questions do you have about the calibration? Do you think there are other methods of calibration the team can consider? 	<p><i>Input:</i></p> <p><i>Explore overall structure and policy questions related to housing market and development feasibility</i></p>
1015a - 1025a	BREAK - 10 MIN.	

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1025a - 1110a (45 min)	<p>FACILITATED DISCUSSION #2: Baseline and Flexibilities / Bonuses</p> <p>The model code provides a comparatively permissive baseline for development, with opportunities for additional flexibility and bonuses that incentivize public policy objectives, especially related to accessible and affordable housing. Allowance for code incentives introduces a tension between two objectives – the more permissive the code baseline is, the less value there is for providing flexibilities and bonuses that incentivize public policy outcomes. And vice versa - stricter baseline allows for greater incentives in code.</p> <p>Discussion Questions:</p> <ul style="list-style-type: none"> • Are the code incentives and tradeoffs clear in the initial draft? What clarifying questions do you have about the baseline allowed under the code versus the flexibilities/bonuses? • How should the Model Code best strike a balance between these two objectives? • Are there special considerations for smaller cities that are different from medium and large cities? • Do you have other thoughts or experiences to share with using incentive-based codes in practice? Anything else the team should be aware of as they refine this approach? <p>Materials:</p> <ul style="list-style-type: none"> • <u>Memo: Flexibility and Bonus Summary (June 11, 2025)</u> 	<p><i>Input:</i></p> <p><i>Explore policy implications and potential refinements related to utilization of zoning and other code incentives</i></p>
1110a - 1145a (35 min)	<p>FACILITATED DISCUSSION #3: Role of Model Code in Adoption-Ready Actions</p> <p>The Model Code being established under SB 1564, can provide an unambiguous set of standards to sufficiently meet the intent of the program and promising practices for local jurisdiction use as guidance through Goal 10 planning. However, the code is not yet structured or organized as discrete adoption-ready actions.</p> <p>Discussion Questions:</p> <ul style="list-style-type: none"> • What clarifying questions do you have about the statutory purpose and role of the Model Code in Goal 10 implementation? • How can the Model Code best define, inform, or support adoption-ready actions in Goal 10 implementation? • What sort of guidance or refinements to the code could make it easier to use or better match local needs (within legal limits)? 	<p><i>Input:</i></p> <p><i>Explore potential refinements related to the role of Model Code in Goal 10 planning</i></p>

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1145a-1200p (15 min)	Recap and Adjourn <ul style="list-style-type: none"> ● Check in on racial equity considerations in today's discussion ● Reflections and feedback on agenda and discussion ● Staff: Next steps for Model Code development and look ahead for HAWG meetings <p><i>Materials:</i></p> <ul style="list-style-type: none"> ● <i>HAWG Opportunity for Written Comments: Detailed Policy Questions on Model Code (June 11, 2025)</i> 	<p><i>Input:</i> <i>HAWG evaluation of meeting</i></p> <p><i>Inform:</i> <i>Next steps</i></p>

Where does this conversation go from here?

☒ RAC ☐ Continues in HAWG ☒ Project team for development ☐ Other: