

OHNA Rulemaking Advisory Committee

Meeting #16 – October 29, 2024

Meeting Notes

(Published November 25, 2025)



The Department of Land Conservation and Development (DLCD) convened a committee of people from across the state to help develop Oregon Administrative Rules (OARs) that will advise the Land Conservation and Development Commission (LCDC) on Goals 10 (Housing) and 14 (Urbanization). The Rulemaking Advisory Committee (RAC) held its final meeting on October 29, 2025. Members shared final feedback on proposed rules and reflected on the rulemaking process.

The meeting was held virtually and hosted over Zoom. The meeting was live-streamed via [YouTube](#) and closed-captioning was provided.

The goals of the meeting were to share updates to proposed rules and how RAC feedback was incorporated and engage in robust discussion and answer clarifying questions RAC members had on proposed rules.

Attendees

Committee Members	Ex Officio Committee Members
Alexandra Ring	None present
Allen Hines	Committee Members Not Present
Ana Molina	Becky Baxter (Ex Officio)
Anne Kelly	Benjamin Gurewitz
Brock Nation	Brandon Pursinger
Cassera Phipps	Brian Rankin
Chantal Invenso	Dana Hicks (Ex Officio)
Corie Harlan	Elissa Gertler
David Mattison	Garet Prior
Jessica Blakely	Garrett Stephenson
Julia Metz	Gloria Sandoval
Kelly Hart	Kathy Wilde
Lindsey Hutchison	Lucia Ramirez (Ex Officio)
Mary Kyle McCurdy	Mac Cunningham
Rachel Mori Bidou	Megan Bolton (Ex Officio)
Shane Kwiatkowski	Mercedes Elizalde
Shannon M. Vilhauer	Michael Rock (Ex Officio)
Terra Wilcoxson	Miranda Bateshell
	Morgan Greenwood
	Rian Vanden Hoof (Ex Officio)
	Patricia Diefenderfer
	Richard Rogers (Ex Officio)
	Samantha Bayer
	Ted Reid
	Victor Saldanha
	DLCD
	Celestina Teva
	Ethan Stuckmayer
	Ingrid Caudel
	Jena Hughes
	Karen Guillén-Chapman
	Kevin Young
	Mari Valencia Aguilar

	Madeline Phillips Sean Edging Thea Chroman
	LCDC Commission Liaison
	Allan Lazo
	Consultant Team
	Anita keā'lani Yap, MultiCultural Collaborative Ben Duncan, Kearns & West Ellen Palmquist, Kearns & West

Key Insights Summary

Remaining concerns: RAC members shared concerns around rebuttable presumptions, analytical burdens, and legal risks for cities. Clear paths and standards are needed for the rebuttable presumption to avoid jurisdictions following minimum standards. Staff need financial and technical support to take on increased analytical requirements. Overall, rules need to be clear to avoid legal risks and uncertainty. RAC members shared mixed feedback on specific rule topics including the 80% minimum threshold for Urban Reserves.

Implementation: RAC members shared that they are looking forward to implementation and guidance. There is strong interest in making sure the rules can be updated in the future as DLCD learns what's successful through implementation.

Appreciation: RAC members and staff shared appreciation for the time and effort everyone has put into the OHNA process over the past several years. RAC members shared appreciation for including different perspectives in the process and DLCD's commitment to equity.

Meeting Notes

Welcome and Meeting Overview

Ben Duncan, Kearns & West, welcomed attendees and viewers and provided meeting guidelines. Ben reviewed the agenda: 1) Welcome and Overview, 2) Racial Equity Framework, 3) Proposed Rules Presentation and Round Robin Discussion, 4) Closing and Next Steps. Ethan Stuckmayer, DLCD, welcomed RAC members and reviewed the meeting goals. Ethan shared that DLCD is interested in hearing input on the proposed rules through round robin discussions. The final set of proposed rules will be shared with LCDC for consideration on December 4. Ethan thanked RAC members for participating in the process over the past several years and acknowledged the time everyone has dedicated to the OHNA. He thanked RAC members for their continued participation, engagement, and enthusiasm.

Racial Equity Framework

Anita keā'lani Yap, MultiCultural Collaborative, thanked RAC members for their participation in the process. She also thanked LCDC Vice Chair Allan Lazo for his leadership and keeping the Racial Equity Framework front and center. She shared that RAC members can provide public comment on the Racial Equity Impact Statement and noted that no amendments are made to impact statements. She encouraged RAC members to provide public comment on the proposed rules and to center those with the most needs in implementation. She also thanked RAC members for sharing their lived experiences and advocating for others through this process.

Proposed Rules: Housing Actions

Thea Chroman, DLCD, reminded the RAC of the purpose of compliance pathways. She reviewed the Contextualized Housing Need (CHN) compliance pathways and noted that the purpose of the CHN is to identify the types of housing needed in a community. Thea shared that rebuttable presumptions allow cities to demonstrate an alternative assessment that more accurately describes the housing need. She noted that it is important to divorce the understanding of need from current development patterns. In the proposed rules, the multi-unit housing need is 40% of the production target and the middle housing need is 20% of the production target. Thea shared that these are aspirational and acknowledged the connection between affordability and type and the need for housing available at lower price points. She

also outlined the rebuttable presumption for accessible housing need and shared that this was supported by a subject matter expert group DLCD convened.

Thea outlined safe harbors for the CHN. She shared that cities may adopt a safe harbor to reduce analytical burden and to achieve greater certainty in the methods and conclusions of certain key housing needs. DLCD is proposing a safe harbor for adaptable housing need and larger household housing need. Thea also reviewed guidance around locational need and the minimum standard for homeownership need. DLCD will provide guidance around locational need through a new Community Assets and Harms tool.

Thea reminded the RAC that the Housing Production Strategy (HPS) identified actions in response to needs identified in the CHN. She reviewed compliance pathways for the HPS. Multi-unit housing moved to a safe harbor category and accessible and adaptable housing are now in the rebuttable presumption category based on conversations with subject matter experts. She also noted that there was a minor adjustment that allows density to be calculated by bedroom rather than unit for affordable housing. This is included in the draft rules as a minimum standard.

Sean Edging, DLCD, reviewed model ordinance requirements and the draft model code rules. Core functions of the model code rules include:

- **Optional adoption by reference:** allows a city to adopt a model code by reference (in whole or in part)
- **Housing law compliance:** allows a local gov't to apply a module to comply with a housing law
- **Comparative benchmark for action:** allows a city to apply locally crafted standards that achieve comparable development outcomes
- **LCDC enforcement tool:** clarifies how the mandatory application of a model code to development functions

Celestina Teva, DLCD, reviewed DLCD's new Community Assets and Harms Tool. The tool is designed to support the CHN and HPS requirements and provides information about community assets, hazards, and more. Cities will be able to look at specific areas or example cities and compare them to the region or state.

Celestina also reviewed the updated HPS Menu. DLCD is working on a filtering mechanism to allow cities to filter for action that could support meeting different housing needs. When final, all actions will have an action sheet to help navigate implementation questions and see examples of where other cities have used the action.

Ben Duncan asked RAC members to share feedback on the proposed rules in a round robin discussion. RAC members shared the following feedback.

Comment: I appreciate all the work on this and have concerns about the rebuttable presumptions. These do not include clear and achievable paths for jurisdictions to do something different than the presumptions. These paths are shared as a way for jurisdictions to do things differently and I'm not sure if we will see this on the ground. Jurisdictions may just follow minimum standards because they don't know if DLCD is going to accept something different and they don't have the time to try different things within the existing timeframes. For disaggregating the minimum standard for homeownership by income bracket, I'm not aware of homeownership products for 0-30% medium family income (MFI) and there are only a couple of entities working on 30-60% products. We don't want every jurisdiction working with the same entities. The CHN is very time consuming for jurisdictions and it is important to understand local context, but there are a lot of data sources required. On the flip side, we don't have as much flexibility to take into account the results of the HNA because the methodologies are so prescribed and it doesn't feel like there is wiggle room to respond.

Comment: I agree with what has been mentioned and acknowledge all the work that has been done. I agree that we are on a pathway to solve a lot of the problems we set out to consider. I have some reservations about the amount of work staff will need to engage in and that some of the pathways they can utilize are not included. However, as things are implemented, I'm hopeful that this work will result in

real change, especially for some of the affordable housing components. I'm happy to see the result of the hard work and participation.

Comment: There is a lot of time that has gone into this and our shared goal to further housing for Oregonians. I agree with others and have concerns over the minimum standards and rebuttable presumptions. I agree that it is unclear why we are going in depth for the CHN and don't have a contextualized approach at the local level. It's not clear how you could take an alternative approach and show that your path is comparable. You wouldn't know if you were on the right track with the comparative analysis until it's complete and the consultant is already paid. We should be working towards a more collaborative process. Most cities lack the time, staff, and funding to figure this out on their own and everyone will end up following the minimum standard. There is no evidence, especially with the model code, that it will further affordability concerns or produce housing. I also have concerns about the legal risk for cities. The Land Use Board of Appeals (LUBA) has a history of giving deference, but that same deference is not given with state goals and rules. Cities face legal risk enforcing state standards coupled with recent legislative changes that require cities to pay for the legal costs associated with LUBA and potentially losing. This is a double whammy DLCD is putting on cities to defend state code ordinances. The intent of the safe harbors and compliance pathways was to provide more certainty to local jurisdictions and to make sure the type and number of actions in the HPS would be sufficient. If that is the baseline, we have done the opposite. Making this a safe harbor is appropriate because it gives cities who don't want to use a contextualized approach an option but without that it goes against the intent of the initial legislation.

Comment: Thanks to everyone for teaching me so much.

Comment: I'm thankful for hearing from cities about specific challenges they see and what it will take to make this program work. I want to hear thoughts from cities on implementation. I'm very excited to see the mapping tool coming to life. In the Housing Actions Work Group (HAWG), cities and affordable housing developers shared positive feedback around how they can use this tool. I'm hopeful this will provide a good foundation for using an equity lens and help with some of the locational components of OHNA. Thank you for including an affordable housing compliance pathway.

Comment: No additional comments. This has been a great process, and the issues have been explained eloquently.

Comment: I want to express deep gratitude and appreciation for all the work that has gone into this. At the end of the day, everyone wants to ensure the OHNA rules are workable and effective without watering down the actions and changes to the status quo we know are needed to better meet the needs of Oregonians and communities. I appreciate the specifics cities have mentioned to help with implementation and it's helpful to see the mapping tool. I submitted more specific comments related to Division 21 and 24.

Comment: Thank you to staff, the RACs and TACs, and everyone involved in the process. I've learned a lot and am still learning. The mapping tool made me think about advancements in technology, artificial intelligence, and what this could look like moving forward.

Comment: I'm a service provider and look to city partners for their concerns. I want to express my gratitude to this group. This is a huge body of work put together in a relatively short amount of time. I listened to the LCDC public hearing and like the idea of this being an iterative process. To the extent we can continue this conversation I hope that leads to the outcomes we're aiming for.

Comment: I appreciate all the work that has gone into the rules and the opportunities to provide feedback. I learned a lot and appreciate DLCD's efforts to address equity issues. It's great to see how OHNA is addressing some of these issues and community engagement. Building more equitable housing is important and it has been great to see progress in this area. We will build on this process, learn, and keep moving forward. This has been a big learning curve as someone not entirely involved in housing but as a community advocate.

Comment: I am grateful for how the process is moving along. I appreciate the work Shane, Julia, Ana, and Sean have done to make sure everyone's needs are recognized. I feel like accessibility wasn't

understood well at the beginning of this process and that as time goes on we're getting there. We're still not quite there yet. What's currently proposed is not going to meet the needs of the disabled population but I do feel that we're moving forward.

Comment: I appreciate the work done by staff and the perspectives shared through this process. As liaison to LCDC all these comments are considered. The RAC has been meeting for two years and this process is going on six years now. As we get to the finish line, we are winnowing down the details that are important to the program. One of my key considerations is the balance between folks that have concerns about this work and folks that support the work where it is. Another point of balance is the need in the compliance pathways around certainty and flexibility.

Comment: I have learned so much and want to call out Shannon, Brock, Shane, and Allen for bringing things to the table that I'm not as deeply exposed to in my daily work. Thank you to DLCD and Anita for your patience. I'm concerned that there hasn't been as much of a difference in the way that counties have to operate. We don't have a lot of financial tools at our disposal. The fees are for other agencies, and we don't have the ability to go very far beyond Land Use Efficiency Measures. We are talking about land that is already urbanized. The available land to meet targets and needs will shrink for counties as cities annex land, and this hasn't been accommodated in the rules. Some acknowledgement in the rules that DLCD staff will work on addressing this need would be great. I'm also concerned about the timing expectations and that we will end up in the Housing Acceleration Program. Middle housing in Washington County is not built yet and even standard development typically takes five years. I'm curious how the minimum standards and rebuttable presumptions for affordable housing will translate. How do we know this will make things affordable? I'm also concerned about the middle housing land division model code. I don't know how we went from looking at a parcel as a middle housing land division site to a cottage cluster or townhouse building being the subject and concerned it will result in less than minimum density. Right now, a parent parcel can accommodate more than one cottage cluster. Are we risking going below minimum density for our standard development? Overall, I feel good about the aspirational side of things.

Comment: Thank you to the state and county partners and others involved in the process. There is a lot that needs to be done. It needs to be an iterative process, and we need to be able to fix issues that arise. Making sure we can come back and make improvements is important. I'm extremely concerned about the appropriateness of applying the Metro housing type mix statewide. There are some issues with the Housing Capacity Analyses (HCAs) and how they interact with model codes. With rule 200 4a in combination with 3 and 5, the multi-unit housing model code is somehow within the same rule under 5 and a rebuttable presumption under 4a. This speaks to some of the concerns local government partners will raise around regulator uncertainty and the risks. Additionally, even if local governments decide to rebut the presumption there still is not a process or set of standards for how this will be evaluated. There is lots of work still to do and lots of great minds in this group.

Comment: I appreciate getting to know everyone and the lived experiences of the members of the RAC and the HAWG. We are undertaking something audacious. This is bold work that is the first of its kind in the nation. This is going to be an uncomfortable space, and we are probably going to try some things that don't work perfectly. I appreciate the specificity of the feedback from our municipal partners that do this work daily. It's important to hear concerns around legal risk. I would like to thank Allen for centering accessibility. The goal feels more urgent today than it did two years ago. New things are being developed that take energy, drive, and determination. I think we are very close and this feedback is important. Having listened to what cities are saying, I wonder if we should model three breakout groups of 0-80% area median income (AMI) instead of the same income brackets that we do for other housing types. There are tools like Lift Homeownership that can go up to 80% AMI. For 80-120% AMI the tools may not be the same but because someone earns 101% AMI they don't necessarily have a \$60K down payment. This might feel less overwhelming if relevant tools are available. Broader categories could be helpful.

Comment: I'm very grateful for the process and being involved in this. I have moved four times since the beginning of this process. When I think about the country, I think of whose desires are uplifted and whose pain is put in the shadows. When we started this process, we did not have a regime in office. I have witnessed what it means for people who care about their community and common sense to come together. From the beginning of this process to now, I have never sacrificed my idealism, but it has been

tempered by nuance. When I think about the market and disaggregating data, developers must state what's true for them and the same is true for advocates. I'm grateful for the opportunities I've been given but if my family and partner die, I would be homeless. More and more people my age are not having children. The people I know having children live in congregate settings. There are people who are queer or not queer that have different family models. The externalized anxieties of an unfair market is placed on our blood vessels and tears. Gravity will always exist, and systemic oppression will always be here because none of us are exactly the same and none of us are treated equally. I have moved 12 times over the last 10 years. I have witnessed people that moved here, got a new job, got married and I used to be so xenophobic and hateful. When I hear 0-30% AMI, why do we not have the goals and why do we have to do it that way. I have never made more than \$25K, lived being HIV positive and disabled, made life work, and still look this good. The imposition of the ownership model in America was a form of past discriminatory action. I don't need to own a six-bedroom craftsman. If I had a studio apartment with a clawfoot tub, a balcony to garden, and a basement for parties my life would be irrevocably changed. When it comes to the single-family typology and worrying about the market, we need to slow down and temper our ability to continue things from the past that got us to this point. We should not use kitty gloves with something that is not a person. Corporations are not people, governments are not people, they are made of people that make choices every day. I'm grateful and afraid for my future and the futures of transgender and queer children across America. As I have hope, fear, sadness, and anger, all of it has been validated and all of it is important. I'm grateful for the people that have tried to put things in perspective. I hate single family homes and love when people move past internalized fear and anger. Sometimes that is more of a friend to me than my own community. I have to have my needs met and we need to think more idealistically. When we put our minds together, we have a duty to the rest of the nation. We have the space, we can do it, and we need to be more flexible and have more fun. In 20 years, how many small business allies will be created, how many ways of oppression can we dismantle?

Comment: I appreciate the staff's perseverance and patience with all of us, I'm not sure how you slept. I appreciate fellow RAC and TAC members and the recommendations for revisions. I want to specifically thank Allen, Shane, and Mac for their input. Starting out every meeting grounding ourselves in racial equity and fair housing has been helpful and I'm hopeful that we can implement the OHNA and provide housing for all. I'm hopeful that we are putting in place a structure to get there; it has taken decades to get to where we are. I like the structure of safe harbors and rebuttable presumptions. There may be a need for some recalibration, but I think the structure is right. I'm looking forward to guidance. It will be important to figure out how a safe harbor or rebuttable presumption will be balanced with flexibility. I also hope that legislators will appreciate that funding is needed for technical assistance. Even with all of us doing all we can, it will not deliver all the housing Oregonians need. There are existential forces going on impacting our ability to deliver housing where we want to.

Comment: This is my first rulemaking advisory process, and I appreciate all of you. This process gave me the opportunity to engage with planning staff and to figure out what would be good and bad. I received some collective feedback and started conversations between us, as an affordable housing developer, and the City of Salem. Salem just received approval for their HPS. I used information from the HPS and translated it into a funding application with the state. The tool DLCD development will help reinforce the need for housing in certain places and can help us through the environmental process. This tool means I don't have to do tons of research or pay someone to do it. It will also reinforce the need for housing at certain levels. I also appreciate previous comments made today. From the city perspective, this is an opportunity to engage in further conversation and explain why something may or may not work for a certain area. The people I work with at the city are feeling the same anxiety and I hope that lending a voice from the development community will help along the way. I appreciate being included in this space, it has changed my view of development.

Comment: I appreciate the different perspectives. We are not in a position where we support the rules. There are severe oversteps with DLCD's statutory authority that are deeply concerning. I appreciate everyone at this table but for us, it is not anxiety that cities are feeling it is a genuine feeling that the state is overstepping bounds and is not in line with the legislative intent. This is going to cause problems with implementation. The CHN and HPS are at risk and even if they had no chance of ever meeting what laid out in this. It is very defeating to come to these groups and feel like cities voices frequently aren't heard.

We have provided edits and it doesn't seem to do much. Cities are the implementers of this work and if they say something is wrong, it needs to be taken seriously.

Proposed Rules: Housing Capacity and Urbanization

Jena Hughes, Madeline Phillips, and Karen Guillén-Chapman, DLCD, shared an appreciation for the Housing Capacity and Urbanization Technical Advisory Committee (CAUTAC) and the RAC's work over the past two years. They reviewed the following updates for proposed rules.

- **Accounting for vacant and partially vacant land:** One of the key themes DLCD has heard is a desire to reduce phantom capacity when cities inventory their land. If land is not likely to be developed, it shouldn't be counted on to support needed housing. To address this, DLCD added a definition for partially vacant land, provided a safe harbor to help inventory the capacity of these parcels, and added an option to use a land supply market factor to discount the percentage of buildable land likely to remain undeveloped. DLCD will develop guidance following the rulemaking process to support the implementation of the rules including resources, example methodologies, and best practices.
- **Development-ready land inventory:** The development-ready land is a new inventory that cities will be asked to perform with the Buildable Lands Inventory (BLI). Madeline explained the difference between the BLI and the development-ready land inventory and defined key terms.
- **Urban reserves:** DLCD looked at the criteria for how land is evaluated and added clarity for prime and unique soils. Language was also reviewed for consistency across Division 21 and 24. DLCD also made several changes in response to HB 1129 including allowing lower priority land in the first category for residential planned developments/subdivisions and when urban services are not reasonable or cost effective. DLCD also incorporated location factors and located them above the prioritization hierarchy. Karen asked the RAC how the factors enhance the analysis or hinder the analysis for urban reserves. She also outlined the addition of a minimum threshold of 80% for how much original urban reserve land must be included in the UGB before including new reserve land. This would create predictability around future growth for jurisdictions, developers, and property owners. It also provides a framework for development and urbanization.
- **UGB amendments:** UGB amendments are a high priority for the growth management of many communities. When looking at study areas, cities may find that there are constraints they know about that will have implications on whether or not these areas can be urbanized. DLCD added a definition in the rules for what it means to be impracticable to serve and provided a high-level way to assess impracticability. DLCD also provided more clarity around removing areas for natural resource and hazard constraints and providing notices to Tribes early and often in the process. Madeline reviewed the Goal 14 Location Factor Analysis and the priority of land for inclusion in the UGB. The proposed rules provide a discount for sub areas that are highly parcelized. There is also an effort to coordinate public facilities planning. DLCD hopes that providing a time-certain facilities planning update will provide more predictability. The proposed rules also clarify that in the prioritization of land for including in the UGB urban reserves are identified as priority one land.
- **Complete neighborhoods:** CAUTAC looked at how cities prioritize and enable the opportunity for complete neighborhood development. DLCD updated rules to provide clear pathways for allowing neighborhood-scale commercial and open space in urbanizable areas and areas added to the UGB.
- **UGB exchanges:** The proposed rules allow constrained land within the UGB to be swapped for buildable land outside of the UGB, allow land added to be designated at higher residential densities than land being removed, and clarify the application of "substantially equivalent" as a 10% margin.

Karen summarized how RAC feedback was incorporated into draft rules for key topics including reducing "paper" capacity, providing greater legal certainty, and making the most of land within UGBs.

Ben Duncan asked RAC members to share feedback on the proposed rules in a round robin discussion. RAC members shared the following feedback.

Comment: Good job incorporating feedback about developing in and outside of UGBs.

Comment: Good work with the CAUTAC. I have shared my concerns with LCDC, including my concern about impracticability factors being applied at the study area phase.

Comment: I'm still thinking about this section.

Comment: Is there a clear route for establishing urban reserves if you don't have that designation already?

Comment: The 80% rule is unnecessary and exceeds statutory authority. There are still some issues with priority order that intersect with statute including the plat and acreage size limitations. Expansion of Division 21 priority order is adding analytical burden instead of reducing it. There is also uncertainty around "what paired with land use efficiency measures" means. There is no specificity on scope or scale. The rules will increase phantom capacity due to the intersection with model codes and the needed housing type mix. Terms like unviable in the planning period are too high of a bar for cities to meet. There is one item included in rulemaking packets for discussion with CAUTAC about planning for 125% of the need. It was not discussed in either of the meetings and I'm not sure why it wasn't addressed. That would be substantially beneficial. I'm disappointed that we did not get to have a discussion about that.

Comment: I'm concerned about 125% as well. There is something about not assuming more than past quantities and I'm not sure how that works. I'm also concerned about limitations on consideration of redevelopable lands or partially developed lands because we don't have a lot of land that wouldn't fall into that category and would be doing a lot of justification to validate why we're using redevelopable land.

Comment: The City of Bend thinks this makes things more accessible and other cities don't think it does. I like the impracticability to serve and still have some questions about if the numbers are correct. I'm excited about phantom capacity and BLI.

Comment: I appreciate more consideration for infrastructure and the challenges to serve certain areas. I will provide comments on potential guidance.

Comment: Our specific comments are in writing. I wanted to share appreciation for the CAUTAC group. There are a number of things that reduce paper capacity. Providing more of the safe harbors cities are interested in, accounting and addressing infrastructure challenges while preserving the priority scheme, and focusing on development readiness are all things we want to see in the rules. There are some adjustments we are looking for in Division 21 to meet the full legislative intent of HB 1129 and fix the scrivener's error. We support the 80% threshold in this section and the impracticability factor in Division 24 is a point of concern.

Comment: Great work by the TACs. I hope their comments and concerns can be recognized. The planning process is slow. We have all these new things in place and I hope each city can work through this at their own pace.

Comment: Providing additional framework is helpful for decision makers and it is important to ensure that the staff at cities and counties are able to do their work in an efficient manner. Thank you for the guidelines and the BLI. I want to lift up the complete neighborhoods idea and hope that this is a focus in the future with the pairing of walkable, bikeable communities and affordable housing with commercial development.

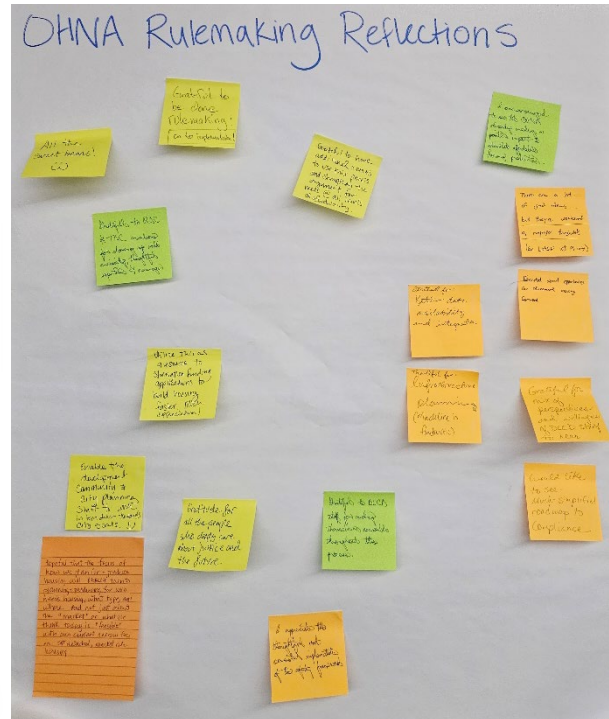
Closing and Next Steps

Ben Duncan led the RAC through a closing reflection exercise. RAC members shared reflections on virtual and in-person sticky notes. A full summary of comments is available in the appendix.

OHNA Rulemaking Advisory Committee Reflections

What are you hopeful for or excited about?

Is there any gratitude or appreciation you want to share for the process?



Ben Duncan expressed his appreciation for the Rac and being part of the process. He recognized the time and energy it takes to get to this place. He recognized several RAC members for challenging the group to consider those that have been left out of the housing system and harmed. Anita keā'lani Yap thanked everyone for being engaged in the process. She reminded the RAC that the comment period is still open and the final LCDC meeting is coming up in December. She encouraged RAC members to share their thoughts with the Commission, both positive and negative. LCDC Vice Chair Allan Lazo shared gratitude that folks have embraced the intent of Goal 10. He shared that this crisis calls on us to do business differently and to embrace the future. The future of OHNA calls on each of us to move towards Goal 10 and providing housing for everyone in the state of Oregon.

Ethan Stuckmayer shared that how we work through policy discussions as a collective group is important. He shared gratitude for everyone for helping DLCD to get to this point. He recognized that part of the process requires compromise and identifying things that need further work in the future. Next steps include the close of the public comment period on November 7 and LCDC's rule adoption meeting on December 4. Beyond adoption, those working on OHNA will turn towards guidance and the build out of tools for implementation. DLCD is very excited to continue working together to build out the program.

Appendix A: OHNA Rulemaking Reflections

- Thank you to DLCD staff and our facilitators for your expertise, professionalism, and hard work. I feel that RAC/TAC input was considered and reflected in rules.
- I am hopeful and excited about how this work will help make actual change in our communities.
- Thanks for triggering change.
- Thankful for the opportunity to hear voices and thoughts that are not typically given space. I am grateful to learn.
- Thank you to staff and consultants for your hard work and critical thinking!
- hopeful/excited that this rulemaking will help communities center and answer: what are we building, for who, where.
- more roofs over more folks heads in places that are great places to call home
- I am grateful that we are moving together collectively to truly embrace the original intent of Goal 10 Housing to ensure every person in Oregon has a safe, affordable place to call home, with access to opportunity and free from discrimination.
- Excited to see how the rules are put into effect and the outcomes that come out of it. It's been shared before but we won't get it right the first time but we worked on something that hasn't been done before and it is a bold audacious vision. I appreciate all the involvement and feedback that was given and the uncomfortable conversations we have had.
- I am excited about the depth and breadth of issues the OHNA program is working to address.
- All the work and engagement from staff, committee members, stakeholders. Have learned so much.
- All the sweet beans!
- Grateful to RAC and TAC members for showing up with curiosity, thoughtful expertise, and courage.
- Grateful to be done rulemaking and on to implementation!
- Grateful to have additional avenues to use this process and strengthen the argument for needs at all levels of affordability.
- I am encouraged to see the OHNA already making a positive impact to stimulate affordable housing production.
- There are a lot of good ideas but they're weakened by improper thresholds (ex. LMSF 105 PV only).
- Excited for better data availability and integration.
- Excited about opportunities for refinement.
- Grateful for mix of perspectives and willingness of DLCD staff to hear.
- Thankful for infrastructure planning (Madeline is fantastic).
- Would like to see much-simplified roadmap to compliance.
- Grateful to DLCD staff for holding themselves accountable throughout this process.
- I appreciate the thoughtful and consistent use of the equity framework.
- Grateful for all the people who deeply care about justice and the future.
- Hopeful that the focus of how we plan for and produce housing will really turn to planning and producing for who needs housing, what type, and where. And not just about the "market" or what we think today is "feasible" with our current narrow focus on SF detached, market rate housing.
- Enable the development community and city planning staff to work in tandem towards city goals.
- Utilize this as a resource to strengthen funding applications to build housing faster. Much appreciation!