

Housing Capacity Analysis and Housing Production Schedule

OAR 660-008-0045 Attachment A

Required by Oregon Revised Statute 197A.100(1)(a), 197A.270(2), 197A.280(2), 197A.335(1), and 197A.365

Last Updated February 12, 2026

This schedule is to be adopted by the Land Conservation and Development Commission (LCDC) at their first meeting of each calendar year. Cities must adopt a Housing Capacity Analysis (HCA) and a Housing Production Strategy (HPS) by December 31st of the listed year.

HCA-HPS Schedule for 2026-2034

| | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 |
|---|------|------|------|------|------|------|------|------|------|
| Cities in Metro (six-year cycle) | | | | | | | | | |
| Beaverton | | | | HCA | HPS | | | | HCA |
| Cornelius | | HCA | HPS | | | | | HCA | HPS |
| Fairview*** | | | HCA | HPS | | | | | HCA |
| Forest Grove | | HCA | HPS | | | | | HCA | HPS |
| Gladstone*** | | | HCA | HPS | | | | | HCA |
| Gresham | | | | HCA | HPS | | | | HCA |
| Happy Valley | | | HCA | HPS | | | | | HCA |
| Hillsboro | | | | HCA | HPS | | | | |
| Lake Oswego | | | | HCA | HPS | | | | |
| Milwaukie | | | | HCA | HPS | | | | |
| Oregon City | | HCA | HPS | | | | | HCA | HPS |
| Portland | | | | HCA | HPS | | | | |
| Sherwood | | HCA | HPS | | | | | HCA | HPS |
| Tigard | | HCA | HPS | | | | | HCA | HPS |
| Troutdale*** | | | HCA | HPS | | | | | HCA |
| Tualatin | | HCA | HPS | | | | | HCA | HPS |
| West Linn | | | | HCA | HPS | | | | |
| Wilsonville | | | | | HCA | HPS | | | |

| | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 |
|--|------|------|------|------|------|------|------|------|------|
| Metro Counties (six-year cycle) | | | | | | | | | |
| Clackamas | | | | HCA | HPS | | | | |
| Washington | | | | HCA | HPS | | | | |

| | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 |
|---|------|------|------|------|------|------|------|------|------|
| Housing Coordination Strategy (HCS) (six-year cycle) | | | | | | | | | |
| Metro Regional Government | | | | | | HCS | | | |

| | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 |
|---|------|------|------|------|------|------|------|------|------|
| Cities outside of Metro (eight-year cycle) | | | | | | | | | |
| Albany*** | | | | HCA | HPS | | | | |
| Ashland | | | | | HCA | HPS | | | |
| Astoria | | HCA | HPS | | | | | | |
| Baker City | | | | | HCA | HPS | | | |
| Bend | | HCA | HPS | | | | | | |
| Canby | | | | | | | HCA | HPS | |
| Central Point*** | | | HCA | HPS | | | | | |
| Coos Bay*** | | | | HCA | HPS | | | | |
| Corvallis*** | | | HCA | HPS | | | | | |
| Cottage Grove | | HCA | HPS | | | | | | |
| Dallas*** | | | | HCA | HPS | | | | |
| The Dalles | | | | | | HCA | HPS | | |
| Eagle Point | | | HCA | HPS | | | | | |
| Eugene | | HCA | HPS | | | | | | |
| Grants Pass | | | | | HCA | HPS | | | |
| Hermiston | | | | HCA | HPS | | | | |
| Independence | | | | | | HCA | HPS | | |
| Keizer*** | | | HCA | HPS | | | | | |
| Klamath Falls*** | | | | HCA | HPS | | | | |
| La Grande*** | | | | HCA | HPS | | | | |
| Lebanon | | | | | HCA | HPS | | | |
| Lincoln City | | HCA | HPS | | | | | | |
| McMinnville | | | | | | | HCA | HPS | |
| Medford | | | | | | HCA | HPS | | |
| Molalla | | | | | | HCA | HPS | | |
| Monmouth | | | | | | HCA | HPS | | |
| Newberg | | HCA | HPS | | | | | | |
| Newport | | | | | HCA | HPS | | | |
| North Bend | | | | | HCA | HPS | | | |
| Ontario | | | | HCA | HPS | | | | |
| Pendleton* | HPS | | | | | | | HCA | HPS |
| Prineville | | HCA | HPS | | | | | | |
| Redmond | | HCA | HPS | | | | | | |
| Roseburg*** | | | HCA | HPS | | | | | |
| Salem | | | | | HCA | HPS | | | |
| Sandy | | | | | | | HCA | HPS | |
| Silverton*** | | | | HCA | HPS | | | | |
| Springfield | | HCA | HPS | | | | | | |
| St. Helens*** | | | HCA | HPS | | | | | |

| | | | | | | | | | |
|---|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Sweet Home | | | | | | HCA | HPS | | |
| Woodburn*** | | | HCA | HPS | | | | | |
| | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 |
| Cities and ORS 197A.015, ORS 197A.420 named communities in Tillamook County (eight-year cycle) | | | | | | | | | |
| Bay City | | HCA | HPS | | | | | | |
| Garibaldi | | HCA | HPS | | | | | | |
| Nehalem | | HCA | HPS | | | | | | |
| Manzanita | | HCA | HPS | | | | | | |
| Rockaway Beach | | HCA | HPS | | | | | | |
| Tillamook | | HCA | HPS | | | | | | |
| Wheeler | | HCA | HPS | | | | | | |
| Unincorporated Communities** | | HCA | HPS | | | | | | |

*City under approved Department of Land Conservation and Development workplan.

**Tillamook County's unincorporated communities included in the HCA/HPS work include: Barview/Twin Rocks/Watseco, Cloverdale, Hebo, Neahkanie, Neskowin, Netarts, Oceanside, and Pacific City/Woods

***City deadline adjusted from 2025 schedule in the course of redistributing a concentration of deadlines across a few years.

Background

The Land Conservation and Development Commission (LCDC or commission) completed rulemaking on the Housing Production Strategy (HPS) in the fall of 2020 and adopted Oregon Administrative Rules (OARs) to implement the HPS program (now set forth at ORS 197A.100-197A.146) as amendments to OAR chapter 660, division 8 on November 12, 2020.

Oregon Revised Statute (ORS) 197A.100 requires a city¹ to complete a Housing Capacity Analysis (HCA) and HPS on a regular schedule – every six years for cities within the Metro and every eight years for those cities outside it.

Legislation established the Oregon Housing Needs Analysis (OHNA) methodology (now set forth at ORS 184.451-184.455) and directed the commission to adopt and amend rules to integrate the OHNA into Statewide Planning Goals 10 (Housing) and 14 (Urbanization). The commission adopted the first set of these rules in December 2024, and the second set in December 2025, meeting its statutory obligation. Within this legislation, a new requirement for Metro Regional Government was also outlined. Specifically, Metro Regional Government is now required to develop a Housing Coordination Strategy (HCS) on a 6-year cycle. While this cyclical nature is similar to the HPS that cities must produce, the actions in an HCS may look different as they are oriented to the unique role of a regional entity.

Each year on December 15, the Population Research Center (PRC) at Portland State University (PSU) publishes certified population estimates for each city and county in Oregon. The department uses this data to determine whether a city has surpassed the 10,000-population threshold that includes them in the expanded Goal 10 – Housing obligations and regular scheduling for the HCA and the HPS Program.

Important Revisions in the 2025 HCA and HPS Schedule Update

Annual Certified Population Estimates from PSU's PRC

According to the estimates published on December 15, 2025, the City of Eagle Point has a population of 10,193, newly exceeding the 10,000 threshold. Staff have updated the schedule to reflect the city's inclusion, provided by OAR 660-008-0045(9). Department staff worked with city staff to establish the first HCA deadline by December 2028 and HPS deadline by December 2029. This will allow the city to apply for technical assistance funding from the department under the 2027/2029 biennium to complete this work.

Metro HCS Adoption

Metro Regional Government had an HCS adoption deadline of December 31, 2025, for its first six-year cycle. Metro adopted its first HCS on December 18, 2025, meeting its deadline. Staff have updated the schedule to reflect Metro's next deadline of December 31, 2031, when Metro will be required to update and adopt the HCS for its second six-year cycle.

Delinquent Adoptions

Pendleton was originally required to adopt its HCA by December 31, 2022, and its HPS by December 31, 2023. Due to staffing capacity challenges, the city worked with DLCD to revise

¹ ORS 197A.015(3) defines a “City” and “city with a population of 10,000 or greater” to include, regardless of size: (a) Any city within Tillamook County and the communities of Barview/Twin Rocks/Watseco, Cloverdale, Hebo, Neahkahnie, Neskowin, Netarts, Oceanside and Pacific City/Woods; and (b) A county with respect to its jurisdiction over Metro urban unincorporated lands.

these deadlines to December 31, 2023, for the HCA and December 31, 2024, for the HPS. The commission approved these extensions in 2023.

Pendleton submitted notice, as required by OAR 660-008-0310, that it would not meet these revised deadlines. This notice initiated a DLCD-supported work program, which enabled Pendleton to adopt its HCA in June 2025. The city also received a housing planning assistance grant in the 2025-2027 biennium to complete its HPS by December 31, 2026.

Accordingly, while Pendleton remains delinquent in its HPS adoption, it is actively working toward compliance under the current work program. The next deadlines are December 31, 2033, for the HCA and December 31, 2034, for the HPS as reflected in Attachment A. These future deadlines do not alter the current requirement that Pendleton adopt its HPS by December 31, 2026.

Changes to HCA and HPS deadlines for local governments under the OHNA Framework

The previous HCA and HPS schedule concentrated a substantial number of cities with 2027 HCA deadlines and 2028 HPS deadlines. Given limited department staff capacity and constrained funding for housing planning assistance, DLCD staff worked with regional representatives and local jurisdictions to adjust timelines by extending certain deadlines by one year where appropriate. While most changes occurred in 2027 and 2028, similar one-year adjustments were made in other years to better distribute deadlines across the schedule. The revised, more distributed schedule after these adjustments is reflected in the table above, which identifies the deadline changes for affected local governments. Jurisdictions with adjusted deadlines are marked with three asterisks (***') next to their name.

HCA and HPS Notes on Administration

1. As provided in OAR 660-008-0045(2), the deadline for HCA and HPS adoption in any given year will be December 31st.
2. As provided in OAR 660-008-0045(3), the department will consider a city to have met its obligation to adopt an HCA upon adoption of the HCA by ordinance. The department will not consider a subsequent appeal of the city ordinance adopting its HCA a failure to comply with the deadline provided in this HCA and HPS schedule (Attachment A).
3. As provided in OAR 660-008-0045(4), the department will consider a city to have met its obligation to adopt an HPS upon adoption of the HPS. As provided in ORS 197A.100(7), the adoption of an HPS is not a land use decision and is not subject to appeal or review except as provided in ORS 197A.103.
4. As provided in OAR 660-008-0045(5), cities adopting an HCA before the listed deadline effectively reset the clock, with the next applicable HCA deadline set six or eight years after the early adoption, based on location within or outside of Metro.
5. As provided in OAR 660-008-0045(7), the applicable allocation of housing need and housing production target, as provided in ORS 184.451 to 184.455, are those that are published in the year of the adoption of the HCA, unless a city applied the provisions under note #6 below as provided in OAR 660-008-0045(8).
6. As provided in OAR 660-008-0045(8), a city may apply the allocation of housing need and the housing production target, as provided ORS 184.451 to 184.455, that are published in the year prior to the adoption of the HCA. To apply the allocation of housing need and the housing production target under this note, by December 1 of the year prior to the HCA deadline outlined in this schedule, a city must submit written notice to DLCD and Oregon Housing and Community Services.
7. As provided in OAR 660-008-0045(9), if a population estimate developed under ORS

195.033, OAR 660-032-0020, and OAR 660-032-0030 results in a city qualifying under ORS 197A.270, 197A.280, and 197A.335, the city must adopt an HCA within two years of its qualification or the interval provided in OAR 660-008-0045(5), whichever is the longer period.

8. As provided in Oregon Laws 2023, chapter 13, section 9, (4), *compiled as a note after* ORS 197A.025 Section 9, (4), the commission was granted authority to extend the applicability of the rules in effect in 2023 (“pre-OHNA rules” or “old rules”) until as late as December 31, 2026 to avoid disrupting Goal 10 planning work already in progress and allow a smoother transition to the new OHNA rules. The city of Pendleton’s HPS is the only remaining Goal 10 deliverable that is yet to be completed and reviewed under the “old rules” in effect in 2023. Cities with HCA and HPS deadlines in 2027 and 2028 will be the first to prepare these planning documents under the newly adopted “OHNA rules.”
9. A city that adopts an HCA after December 31, 2021 but in a year that is prior to the deadline established in this schedule is required to complete a Housing Production Strategy one year after the city’s established HCA deadline. A city may complete a Housing Production Strategy prior to the established deadline.