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**NOTICE OF PROPOSED RULEMAKING**  
INCLUDING STATEMENT OF NEED & FISCAL IMPACT

CHAPTER 660  
**LAND CONSERVATION AND DEVELOPMENT DEPARTMENT**

**FILED**  
01/28/2026 11:35 AM  
ARCHIVES DIVISION  
SECRETARY OF STATE

FILING CAPTION: 2026 annual update to the Housing Capacity Analysis and Housing Production Strategy Schedule

LAST DAY AND TIME TO OFFER COMMENT TO AGENCY: 02/26/2026 8:30 AM

*The Agency requests public comment on whether other options should be considered for achieving the rule's substantive goals while reducing negative economic impact of the rule on business.*

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Filed By:  
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HEARING(S)

*Auxiliary aids for persons with disabilities are available upon advance request. Notify the contact listed above.*

DATE: 02/26/2026

TIME: 8:00 AM

OFFICER: LCDC

IN-PERSON HEARING DETAILS

ADDRESS: Department of Land Conservation and Development, 635 Capitol St NE, Basement Hearing Room, Salem, OR 97301

SPECIAL INSTRUCTIONS:

To sign up to testify, please visit: <https://www.oregon.gov/LCD/Commission/Pages/Public-Comment.aspx>

REMOTE HEARING DETAILS

MEETING URL: [Click here to join the meeting](#)

PHONE NUMBER: 669-444-9171

CONFERENCE ID: 93063215007

SPECIAL INSTRUCTIONS:

Passcode: 562278; To sign up to testify, please visit: <https://www.oregon.gov/LCD/Commission/Pages/Public-Comment.aspx>

NEED FOR THE RULE(S)

The Land Conservation and Development Commission (LCDC) is amending Attachment A in OAR chapter 660, division 8 to reflect recent Housing Capacity Analysis and Housing Production Strategy adoptions by local governments and adjust the schedule to accurately reflect forthcoming adoptions. The proposed amendment does not result in changes to any Oregon Administrative Rule language. The proposed amendment is only to update the attachment, which does not impact the manner in which local governments or the public operate within the state's regulatory framework.

DOCUMENTS RELIED UPON, AND WHERE THEY ARE AVAILABLE

ORS 197A.100(1)(a), 197A.270(2), 197A.280(2), 197A.335(1), and 197A.365. Oregon Administrative Rules chapter 660, division 8. These regulations can be found on the State of Oregon Secretary of State website.

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#### STATEMENT IDENTIFYING HOW ADOPTION OF RULE(S) WILL AFFECT RACIAL EQUITY IN THIS STATE

The State of Oregon requires that a rulemaking notice include “a statement identifying how adoption of the rule will affect racial equity in this state” (ORS 183.335(2)(b)(F)). Racial equity is a process of eliminating racial disparities and improving outcomes for Black, Indigenous, and other persons of color (BIPOC). It is the intentional and continual practice of changing policies, practices, systems, and structures by prioritizing measurable improvements in the lives of members of BIPOC populations. The agency is required to attempt to determine the racial groups that will be affected by the rule and how the rule will increase or decrease disparities currently experienced by those groups. In this context, a disparate treatment of racial groups may be supportable if it addresses current disparities.

In November 2020, the Oregon Land Conservation and Development Commission (LCDC) adopted Oregon Administrative Rules implementing the Housing Production Strategy Program provided for in 2019 legislation. These rules require cities with a population over 10,000, as determined by the Portland State University Population Research Center, to complete a Housing Capacity Analysis (HCA) and Housing Production Strategy (HPS) on a six- or eight-year fixed schedule. Of note, LCDC also adopted rules in December of 2024 and 2025 implementing 2023 legislation regarding the regulatory specifics of the HCA and HPS. However, and as further explained below, those bills and implementing rules did not change the frequency of the HCA and HPS requirements and did not change the annual HCA/HPS schedule adoption process.

The attachment in OAR 660-008-0045 contains the schedule by which certain local governments are required to adopt updated housing capacity analyses. The schedule is required to implement ORS 197A.100(1)(a), 197A.270(2), 197A.280(2), 197A.335(1), and 197A.365. The attachment in OAR chapter 660, division 8 is required to be amended to reflect recent HCA and HPS adoptions by local governments and forthcoming due dates. The proposed amendment does not result in changes to any Oregon Administrative Rule language. The proposed amendment is only to update the attachment which does not impact the manner in which local governments or the public operate within the state’s regulatory framework.

#### Anticipated Racial Equity Impacts

The intent of the rule amendment is to support increased targeted housing production, affordability, and choice by requiring and supporting cities to update their HCAs and HPS on a fixed schedule. The amendment will promote racial equity by better tracking data regarding housing needs and availability, especially for households of color, low-income communities, people with disabilities, tribal communities, and other historically marginalized communities. The data gathered through HCA and HPS processes has direct implications for protected classes including Oregonians who identify as BIPOC, who are disproportionately harmed by insufficient housing production and the increasing housing costs that result from underproduction.

Statewide Planning Goal 10 - Housing requires that cities provide a variety of housing options to Oregonians at all income levels. 2023 legislation established the OHNA, a statewide methodology for calculating housing needs for each community across Oregon, replacing the previous framework whereby cities calculated this locally. The previous framework resulted in potentially faulty or incomplete assumptions for housing need calculations. The effects of those previous miscalculations are experienced most critically by low-income communities of color. This amendment brings eligible cities into compliance with Goal 10 by prescribing a framework that allows work toward housing goals to be measured accurately. By updating the HCA and HPS regularly, cities have the data to more effectively and accurately plan for affordable, fair, and equitable housing.

The Department of Land Conservation and Development (DLCD) recently completed a separate rulemaking process, also directed by legislation, to update rules related to Goal 10 (Housing) and Goal 14 (Urbanization) to integrate the OHNA methodology and create a more comprehensive framework that promotes housing production, affordability, and choice across the state. DLCD staff, with the support of a Rulemaking Advisory Committee, work groups, and a robust engagement process, informed rules adopted by LCDC in December 4, 2025, that aim to support fair and equitable outcomes in cities and counties across Oregon. The rulemaking process used the department's Racial Equity Framework for Decision Making to help ensure the rules maximize benefits and limit burdens for communities of color. By setting a later HCA and HPS deadline for cities until after the new rules can be applied, this will allow more opportunity to advance equity in the long term for communities of color and other marginalized communities.

While the overall intent of the rule is to promote housing production and equitable outcomes, the proposed amendment may have potentially negative consequences. By moving the deadline for some cities to complete an HCA and HPS to a later date, this may also delay the equity outcomes the rules are intended to achieve. A delay in timeline can result in prolonged or increased housing disparities if these are not documented and addressed in a timely manner.

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#### FISCAL AND ECONOMIC IMPACT:

The proposed rule amendment will likely result in minimal or no fiscal or economic impact to state agencies, local governments, or small and large businesses. The proposed rule amendment only supplements existing programs and does not create or materially alter existing processes.

The schedule for cities is roughly aligned with biennial funding cycles (2025-27, 2027-29, etc.). In some cases, local governments are given more time to complete an updated HCA and HPS than previously scheduled, which could result in a positive fiscal or economic impact for local governments with limited staff and financial resources by giving them more flexibility and time to apply for grants if needed to complete the work.

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#### COST OF COMPLIANCE:

*(1) Identify any state agencies, units of local government, and members of the public likely to be economically affected by the rule(s). (2) Effect on Small Businesses: (a) Estimate the number and type of small businesses subject to the rule(s); (b) Describe the expected reporting, recordkeeping and administrative activities and cost required to comply with the rule(s); (c) Estimate the cost of professional services, equipment supplies, labor and increased administration required to comply with the rule(s).*

(1) Identify any state agencies, units of local government, and members of the public likely to be economically affected by the rule(s). (2) Effect on Small Businesses: (a) Estimate the number and type of small businesses subject to the rule(s); (b) Describe the expected reporting, recordkeeping and administrative activities and cost required to comply with the rule(s); (c) Estimate the cost of professional services, equipment supplies, labor and increased administration required to comply with the rule(s).

DLCD is responsible for implementing and enforcing the Goal 10 - Housing program per ORS 197A.270(2), 197A.280(2), 197A.335(1), 197A.100(1)(a) and 197A.365. The department is not economically affected by the proposed amendment because the amendment does not result in any material change to the otherwise anticipated workload of the department.

The proposed amendment will not have any impact on small businesses as they are not subject to requirements in division 8. Further, the proposed amendment only updates the existing Oregon Administrative Rule attachment and does not change the anticipated workload or regulatory framework for small businesses.

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#### DESCRIBE HOW SMALL BUSINESSES WERE INVOLVED IN THE DEVELOPMENT OF THESE RULE(S):

DLCD did not convene a rulemaking advisory committee or conduct interested party engagement for this specific rule

amendment. However, the initial amendments to division 8 completed in 2020 to incorporate ORS 197A.100 and 197A.270 requirements were the result of a yearlong intensive advisory committee and public engagement process. Updates to division 8 in 2024 and 2025 pursuant to the OHNA policy directed by legislation were similarly responsive to recommendations from advisory committees and extensive community engagement. Small businesses, though they are not directly impacted by the standards in OAR chapter 660, division 8, participated on the rulemaking advisory committee and engagement process.

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**WAS AN ADMINISTRATIVE RULE ADVISORY COMMITTEE CONSULTED? NO IF NOT, WHY NOT?**

No, DLCD did not convene a rulemaking advisory committee or conduct interested party engagement for this specific rule amendment. The proposed amendment is only necessary to update the attachment to reflect recent local government HCA and HPS adoptions. This amendment does not materially alter the regulatory framework or requirements in OAR chapter 660, division 8 and only provides additional guidance and resources for local governments participating in the HCA program.

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**HOUSING IMPACT STATEMENT:**

Description of proposed change: (Please attach any draft or permanent rule or ordinance) The Attachment A in Oregon Administrative Rule (OAR) 660-008-0045 contains the schedule by which certain local governments are required to adopt updated Housing Capacity Analysis and Housing Production Strategy reports. The schedule is required to implement Oregon Revised Statute (ORS) 197A.100(1)(a), 197A.270(2), 197A.280(2), 197A.335(1), and 197A.365.

Description of the need for, and objectives of the rule: The Land Conservation and Development Commission (LCDC) is amending Attachment A in OAR chapter 660, division 8 to reflect recent Housing Capacity Analysis and Housing Production Strategy adoptions by local governments and adjust the schedule to accurately reflect forthcoming adoptions. The proposed amendment does not result in changes to any Oregon Administrative Rule language. The proposed amendment is only to update the attachment, which does not impact the manner in which local governments or the public operate within the state's regulatory framework.

List of rules adopted or amended: OAR 660-008-0045

Materials and labor costs increase or savings: The proposed amendment does not materially alter the regulatory framework, intent, or implementation of OAR 660-008-0045. The proposed amendment only updates Attachment A in the rule section to reflect recent local Housing Capacity Analysis and Housing Production Strategy adoptions and upcoming adoptions scheduled by local governments. The proposed amendment does not result in any change in housing materials and labor costs, positive or negative.

Estimated administrative construction or other costs increase or savings: The proposed amendment does not result in any change to estimated administrative construction or other costs, positive or negative.

Land costs increase or savings: The proposed amendment does not result in any change to land costs, positive or negative.

Other costs increase or savings: The proposed amendment does not result in any change to the cost incurred by local governments or the development of housing, positive or negative.

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AMEND: 660-008-0045

RULE SUMMARY: Attachment A in OAR 660-008-0045 contains the schedule by which certain local governments are

required to adopt updated Housing Capacity Analysis and Housing Production Strategy reports. The schedule is required to implement Oregon Revised Statute (ORS) 197A.100(1)(a), 197A.270(2), 197A.280(2), 197A.335(1), and 197A.365.

CHANGES TO RULE:

660-008-0045

Housing Capacity Analysis and Housing Production Strategy Deadlines

Cities described in ORS 197A.270, 197A.280, and 197A.335 shall adopt a housing capacity analysis and adopt a housing production strategy as scheduled by the commission.¶

(1) The commission shall adopt, and the department shall publish, the schedule of housing capacity analyses and housing production strategies deadlines for cities identified under ORS 197A.270, 197A.280, and 197A.335 in Attachment A.¶

(2) The deadline for adoption of a housing capacity analysis and a housing production strategy in a given year is December 31st.¶

(3) The department will consider a city to have met its obligation to adopt a housing capacity analysis upon adoption of the housing capacity analysis by ordinance. The department will not consider a subsequent appeal of the city ordinance adopting its housing capacity analysis a failure to comply with the deadline provided in Attachment A provided in section (1).¶

(4) The department will consider a city to have met its obligation to adopt a housing production strategy upon adoption of the housing production strategy. As provided in ORS 197A.100(7), the adoption of a housing production strategy is not a land use decision and is not subject to appeal or review except as provided in ORS 197A.103.¶

(5) Upon adoption of a housing capacity analysis, the deadline for a subsequent housing capacity analysis is as follows:¶

(a) Eight years subsequent for cities that are not within Metro; or¶

(b) Six years subsequent for cities that are within Metro.¶

(6) The housing production strategy is due one year after the city's deadline for completing a housing capacity analysis, as prescribed in section (1).¶

(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 housing capacity analysis, unless a city applies the provisions in section (8).¶

(8) A city may apply the allocation of housing need and the housing production target, as provided in ORS 184.451 to 184.455, that are published in the year prior to the adoption of the housing capacity analysis. To apply the allocation of housing need and the housing production target under this section, by December 1 of the year prior to the Housing Capacity Analysis deadline under section (1), a city must submit written notice to:¶

(a) The department; and¶

(b) Oregon Housing and Community Services.¶

(9) If a population estimate developed under ORS 195.033 and 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 a housing capacity analysis within two years of its qualification or the interval provided in section (5), whichever is the longer period.

Statutory/Other Authority: ORS 197.040

Statutes/Other Implemented: ORS 197A.015 - 197A.470

RULE ATTACHMENTS MAY NOT SHOW CHANGES. PLEASE CONTACT AGENCY REGARDING CHANGES.

## 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
<b>Cities in Metro (six-year cycle)</b>									
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
<b>Metro Counties (six-year cycle)</b>									
Clackamas				HCA	HPS				
Washington				HCA	HPS				

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

	2026	2027	2028	2029	2030	2031	2032	2033	2034
<b>Cities outside of Metro (eight-year cycle)</b>									
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
<b>Cities and ORS 197A.015, ORS 197A.420 named communities in Tillamook County (eight-year cycle)</b>									
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 city<sup>1</sup> 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

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<sup>1</sup> 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.