



Oregon

Tina Kotek, Governor

Department of Land Conservation and Development

Housing Services Division
635 Capitol Street NE, Suite 150
Salem, Oregon 97301-2540
Phone: 503-373-0050
Fax: 503-378-5518
www.oregon.gov/LCD

To: Oregon Housing Needs Analysis (OHNA) Rulemaking Advisory Committee (RAC)

From: Ethan Stuckmayer, AICP, Housing Services Division Manager

Date: April 2, 2025

Subject: Rulemaking Advisory Committee Meeting Packet #11



Oregon Housing Needs Analysis Rulemaking Committee Members,

DLCD is very much looking forward to hosting the eleventh OHNA RAC meeting on **April 9, 2025 from 9:00am to 12:00pm on Zoom.**

It has been close to four months since the last convening of the OHNA RAC. In that time, the Project team has been busy advancing the rule concept based on your feedback throughout the first phase of this rulemaking. This work falls into two categories:

- 1) Continuation of the Capacity and Urbanization Technical Advisory Committee (CAUTAC) scope that began at the start of our rulemaking process in 2023 and 2024, and;
- 2) Startup of the Housing Actions Work Group (HAWG) that builds on and extends 2024 discussions related to the actions local governments take to meet their identified housing needs.

At the meeting next week, the Rulemaking Advisory Committee will hear updates on both of these topics and have the opportunity to discuss and guide how the draft rule concepts and policy approaches evolve over the remainder of the rulemaking timeline in 2025. The majority of the RAC meeting time will be dedicated to engaging members in robust discussion on the CAUTAC draft rules and concepts. Additionally, DLCD will summarize the conclusion of the 2024 rulemaking process and refresh RAC members of rules already adopted and in effect.

As such, the primary objectives of next week's meeting are to:

1. Summarize the major elements of Oregon Housing Needs Analysis rules adopted by the Land Conservation and Development Commission in December 2024,
2. Discuss the draft rules and concepts related to CAUTAC since last meeting including the relationship of natural resource and natural hazard constraints on the capacity of buildable residential lands, and;
3. Update RAC members on the housing actions and compliance pathway alternatives being discussed in the Housing Actions Work Group.

Request for Review and Comment on Meeting Materials

To help you prepare to engage in this process, please find the materials included in this packet for your review and reference.

Please review these documents prior to our next RAC meeting scheduled for **9:00am-12:00pm on Wednesday, April 9. The meeting will take place virtually, via Zoom. The meeting link details have been provided to you in a separate email.** Please email Ingrid Caudel, ingrid.caudel@dlcd.oregon.gov, if you do not yet have the meeting details.

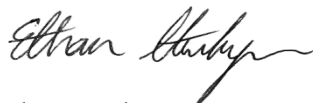
RAC Meeting #11 Materials List:

Item #	Packet Item
1	Agenda
2	RAC Meeting #10 Summary and Key Takeaways
3	Updated Rulemaking Advisory Committee Charge
4	OAR Chapter 660, Division 8 Rule Amendments adopted in December 2024
5	DISCUSSION MEMO: Capacity and Urbanization Draft Rules and Concepts
6	DISCUSSION MEMO: Housing Actions and Compliance Pathways

If you have any questions on the materials in this packet or about the process, please feel free to contact me via phone or email. My information is listed below, along with the main points of contact for the various Technical Advisory Committees.

I am grateful for your participation in this important initiative and look forward to continuing our conversation next week.

Thank you,



Ethan Stuckmayer
Manager, Housing Division
ethan.stuckmayer@dlcd.oregon.gov
503-302-0937

Additional DLCD Points of Contacts for this Rulemaking Process:

Karen Guillén-Chapman, Senior Urbanization Planner and lead Capacity and Urbanization Technical Advisory Committee (CAUTAC)

karen.guillen-chapman@dlcd.oregon.gov

971-718-1586

Thea Chroman, Housing Planner and Co-lead of Housing Actions Works Group (HAWG)

thea.chroman@dlcd.oregon.gov

503-798-3621

Celestina Teva Housing Planner and Co-lead of Housing Actions Works Group (HAWG)

celestina.teva@dlcd.oregon.gov

503-383-6816

Ingrid Caudel, Advisory Committee Coordinator and Point of Contact for Advisory Committee Logistics

ingrid.caudel@dlcd.oregon.gov

971-701-1133

The Oregon Housing Needs Analysis Rulemaking Charge as adopted by the Land Conservation and Development Commission:

*Members of the Rules Advisory Committee (RAC) shall provide guidance to agency staff to analyze, draft, and recommend Oregon Administrative Rules (OARs) that faithfully implement the legislative intent and direction outlined in Sections 8 and 9 of House Bill 2001 (2023 Session). RAC members are charged to work with agency staff to recommend OARs for Land Conservation and Development Commission consideration that **bolded text added by Land Conservation and Development Commission in December 2024**:*

- *Commit to safe, accessible, climate resilient, and affordable housing options that afford access to opportunity, including Community Assets and fair housing choice, for all Oregonians, especially historically and currently underserved and under resourced communities. Develop and provide local governments with the tools needed to achieve these goals through the implementation of local Housing Production Strategies.*
- *Provide clarity and greater certainty to local governments engaging in urbanization- and housing capacity-related planning processes both with regards to regulatory adherence and the desired development outcomes. This includes refinement of methodologies and approaches for the development and adoption of buildable land inventories, urban growth boundary amendments and exchanges, urban and rural reserves, and coordinated public facilities and concept plans.*
- *Establish a reasonable and consistent framework of accountability that measures progress towards a community's market rate and subsidized housing production targets and ensures state and local governments take policy and regulatory actions within their control that meaningfully and impactfully facilitate increased housing production, affordability, and choice.*
- ***Develop a clear compliance pathway for local governments through the Housing Production Strategy and Housing Acceleration programs utilizing program design tools like safe harbors or minimum standards in furtherance of affirmatively furthering fair housing; increased housing production, affordability, and choice; and reliability in program outcomes for local governments.***