



# 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](http://www.oregon.gov/LCD)

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

**From:** Ethan Stuckmayer, AICP, Housing Services Division Manager

**Date:** June 4, 2025

**Subject:** Rulemaking Advisory Committee Meeting Packet #13



Oregon Housing Needs Analysis Rulemaking Committee Members,

DLCD is very much looking forward to hosting the twelfth OHNA RAC meeting on **June 11, 2025 from 9:00am to 12:00pm on Zoom.**

As we close in on the halfway point of 2025 and the final six months of OHNA rulemaking, the project team would like to discuss the following key policy points with the Rulemaking Advisory Committee members on June 11:

- 1) Concepts aimed at making the assessment of vacant, partially vacant, and redevelopable land within cities easier and more predictable,
- 2) Introducing a new term, Land Use Efficiency Measures, to support local government decision making, and;
- 3) Expanding the universe of “Adoption-Ready Actions” provided by the state to inform and guide local government implementation of certain Housing Production Strategy Actions.

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.

### **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, June 11. 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](mailto:ingrid.caudel@dlcd.oregon.gov), if you do not yet have the meeting details.

### **RAC Meeting #13 Materials List:**

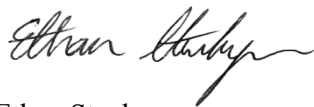
Item #	Packet Item
1	<a href="#">Agenda</a>
2	<a href="#">RAC Meeting #12 Summary and Key Takeaways</a>
3	<a href="#">Post-RAC12 Meeting Survey Responses (Names Deleted)</a>
4*	<a href="#">DISCUSSION MEMO: Capacity and Urbanization Draft Rules and Concepts</a>
5	<a href="#">Background Memo: BLI, Partially Vacant Land, and Redevelopment, EcoNorthwest</a>
6	<a href="#">Background Memo: Land Use Efficiency Measures Overview, EcoNorthwest</a>
7*	<a href="#">DISCUSSION MEMO: Draft Adoption-Ready Actions</a>

*\* We recognize that there is a lot of information provided in the above documents. If you have limited time to review materials, DLCD strongly encourages you to focus your review to the materials above marked with an asterisk (Items #4 and #7).*

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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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.***