



# Oregon

Kate Brown, Governor

Department of Land Conservation and Development

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)

## **NEWS RELEASE**

FOR IMMEDIATE RELEASE: August 31, 2022

CONTACT: Sadie Carney, 503-383-6648, [sadie.carney@dlcd.oregon.gov](mailto:sadie.carney@dlcd.oregon.gov)  
Sean Edging, 971-375-5362, [sean.edging@dlcd.oregon.gov](mailto:sean.edging@dlcd.oregon.gov)



## **DLCD Releases Oregon Housing Needs Analysis DRAFT Recommendations Report: Leading with Production**

**Public Review Draft Available  
Written Comments Accepted through October 3, 2022**

SALEM - The Department of Land Conservation and Development's (DLCD) charge under House Bill 2003 (2019) is to develop policy recommendations that chart a new direction to meet housing needs more fully and equitably as required by Goal 10: Housing, of Oregon's statewide land use planning program.

Legislators directed DLCD, in coordination with Oregon Housing and Community Services (OHCS), to develop these recommendations in advance of the 2023 Legislative Session. Today, the two agencies publish a draft version of the recommendations which describe the comprehensive, system-wide reforms needed to make meaningful progress towards addressing Oregon's housing crisis. The draft recommendations document, *Oregon Housing Needs Analysis DRAFT Recommendations Report: Leading with Production*, is an interim step toward a final report to be submitted to the Legislative Assembly in advance of the 2023 Legislative Session.

The draft report offers recommendations on how the state of Oregon, and its communities, can work together to make real progress in addressing Oregon's housing crisis by balancing regulatory authority and shared accountability with incentives and public resources to create housing solutions. If implemented, these reforms would advance the following outcomes:

- Increased overall housing production
- Increased publicly funded and affordable housing production
- More inclusive and integrated communities

*Oregon Housing Needs Analysis DRAFT Recommendations Report: Leading with Production* is now available for public comment and review. DLCD and OHCS encourage written comments submitted using this [online form](#). Written comments may be submitted until October 3, 2022 at 11:59pm.

[Read DLCD's Oregon Housing Needs Analysis DRAFT Recommendations Report: Leading with Production Report](#)

[Submit your comments and feedback online here](#)

In addition to accepting written comments, the agencies are hosting three Community Listening Sessions. All are welcome. Hosts will make reasonable accommodations upon request. To request an interpreter for the hearing impaired or for other accommodations for persons with disabilities, please contact Elliott Eastman at 971-600-8861 or [elliott.eastman@dlcd.oregon.gov](mailto:elliott.eastman@dlcd.oregon.gov) at least 72 hours before the meeting, or by TTY: Oregon Relay Services 800-735-2900.

September 7, 2022 | 12:00 p.m. - 2:00 p.m. [Join Zoom Meeting](#)

September 9, 2022 | 9:00 a.m. - 11:00 a.m. [Join Zoom Meeting](#)

September 12, 2022 | 3:00 p.m. - 5:00 p.m. [Join Zoom Meeting](#)

The Land Conservation and Development Commission will receive a staff presentation and offer guidance on the recommendations report at their September 22-23, 2022 and November 17-18, 2022 meetings.

DLCD and OHCS encourage community members and other interested parties to review the [executive summary level document](#) summarizing the draft recommendations, or to review the [draft recommendations report document in full](#). This draft also includes the discussion draft recommendations for the Housing Capacity Work Group, which were originally published on August 24<sup>th</sup>. Once finalized, these recommendations will be included as part of the final report.

Previous meeting materials, meeting summaries and recordings, and other resources are available on DLCD's [Oregon Housing Needs Analysis webpage](#).

If you have questions or feedback about this project, contact the Housing Team at [housing.dlcd@dlcd.oregon.gov](mailto:housing.dlcd@dlcd.oregon.gov).

###

**Goal 10: Housing** – An adequate housing supply is a fundamental building block of a healthy community. Likewise, provision of housing for a community is one of the primary elements in a comprehensive plan for cities in Oregon. Housing takes many forms, and should be built to serve people at a variety of incomes levels. A housing supply that meets community needs is one that offers people a range of different places to live, different community densities to choose from, and does not overburden the financial resources of any group living there.

Goal 10 planning, at a local level, asks that cities inventory their "buildable lands", this refers to land inside an urban growth boundary that is suitable and available for residential use. This is determined, in large part, by local zoning codes. At a state level, both the administrative rules linked below, and Oregon Revised Statutes Chapter 215 offer local governments guidance and requirements so that they can fulfill their obligation to provide housing for residents.

**HB 2003 Overview** – Oregon cities have long been required to study their community's future housing needs when proposing to expand their urban growth boundary. House Bill 2003 requires cities over 10,000 to analyze what housing is needed for current and future residents every six or eight years. Cities within the Portland Metro Boundary are required to update their Housing

Needs Analysis (HNA) every six years; cities outside the Portland Metro Boundary must update their Housing Needs Analysis every eight years.

The bill also requires each city to adopt a Housing Production Strategy (HPS) within a year of the housing needs analysis deadline. The strategy must include a list of actions a city will take – such as revising regulations or providing financial incentives – to promote the development of all identified housing needs.

In addition to the adoption of the HNA schedule described above, House Bill 2003 requires cities over 10,000 population to adopt a Housing Production Strategy (HPS) one year following their HNA adoption deadline. The HPS must outline a list of specific tools, actions, and policies that the city plans to take to address the housing need identified in the HNA. This also includes the city's plan and timeline for adopting and implementing each strategy. DLCD will review and approve each city's HPS based on the adequacy of strategies to meet all identified housing needs, the appropriateness of strategies to facilitate the production of needed housing, as well as how well the strategies, taken as a whole, will achieve fair and equitable housing outcomes. Cities must reflect and evaluate the progress and effectiveness of their HPS at a mid-term checkpoint (every 3 or 4 years, depending on the HNA schedule) to see what strategies worked, which ones did not, and any course corrections being made to ensure all housing needs are addressed.

Throughout 2020, DLCD led rulemaking efforts to help cities comply with the requirements of House Bill 2003. This work established the components required for a Housing Production Strategy report and created compliance criteria for cities that fail to meet their housing need. The resulting Oregon Administrative Rules are in place and can be viewed on the [Secretary of State web page](#) (OAR 660-008-0045 through -0070).

**Related Agency Work** - Many precedent documents processes inform these draft recommendations:

1. OHCS and DLCD each published reports in 2021 describing technical elements of the new statewide methodology for calculating housing need (the OHNA) and recommending legislative action to implement it. You can access these reports at the following links: [OHCS summary report](#), [OHCS technical report](#), and [DLCD report](#)
2. In early 2022, OHCS and DLCD developed an initial framework document, titled [Meeting Oregon's Housing Needs: Next Steps for Equitable Housing Production](#), to describe how the new methodology might be incorporated into the state's Goal 10 processes. The draft recommendations in this report build heavily from this framework.
3. DLCD and Communitas Consulting facilitated a working group, which met five times, to inform these draft recommendations. The working group is scheduled to meet two more times to refine the recommendations for legislative consideration. To review meeting materials and summaries, visit the [DLCD Housing Needs webpage](#).
4. To assist the agencies in their engagement processes, the consulting team of Kearns & West led [six stakeholder focus groups](#). These focus groups were held with partners from nonprofit, development, local government, and fair housing organizations to solicit input. The agencies and consulting team will hold three additional listening sessions to report back to these communities.

5. DLCD held [14 regional forums](#) with local government planners, developers, elected officials, and advocacy groups around the state to inform these draft recommendations.
6. In response to a 2022 legislative budget note and direction in House Bill 5202, DLCD is leading a parallel Housing Capacity Working Group, charged with considering specific reforms to make the Housing Capacity Analysis and Goal 14: Urbanization process smoother and more efficient. These discussions are underway, and while the final recommendations will be included as part of the OHNA recommendations, they are still out for community review. DLCD staff published a [first discussion draft](#) on August 24, 2022.
7. DLCD and OHCS' lead consultant, ECONorthwest, conducted [best practices research](#) into what is working in other states. They also reviewed an [audit of California's housing planning system](#) to inform these draft recommendations.
8. The University of Oregon conducted a literature review and a survey of planners, developers, and local governments regarding barriers to development and published a [preliminary summary of their results](#). Full results will be available in fall 2022.
9. Portland State University's Homelessness Research and Action Collaborative provided research and engagement regarding long term engagement on housing production issues. Full results will be available in late 2022.

**Oregon's statewide land use planning program** — originated in 1973 under Senate Bill 100 — protects farm and forest lands, conserves natural resources, promotes livable communities, facilitates orderly and efficient development, helps coordination among local governments, and enables citizen involvement.

The program affords all Oregonians predictability and sustainability to the development process by allocating land for industrial, commercial and housing development, as well as transportation and agriculture.

The Department of Land Conservation and Development (DLCD) administers the program. A seven-member volunteer citizen board known as the Land Conservation and Development Commission (LCDC) guides DLCD.

Under the program, all cities and counties have adopted comprehensive plans that meet mandatory state standards. The standards are 19 Statewide Planning Goals that deal with land use, development, housing, transportation, and conservation of natural resources. Periodic review of plans and technical assistance in the form of grants to local jurisdictions are key elements of the program