

## OREGON

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Department of  
Land Conservation  
& Development



# Regional Housing Needs Analysis

Working Group - Meeting 1

October 28, 2021

# Agenda

- Welcome, Opening Remarks, Review Agenda *(5 min)*
- Working Group Member Introductions *(20 min)*
- Regional Housing Needs Analysis Overview *(45 min)*
  - Methodology - OHCS
  - Assessment - DLCD
  - Continuing Work
- Working Group Roles and Responsibilities *(45 min)*
- Next Steps and Wrap Up *(5 min)*

# Introductions

- 1. Name (pronouns)    2. Organization / Title    3. One sentence about key housing concern**

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Al Johnson	Land Use Attorney
Allan Lazo	Fair Housing Council of Oregon
Ariel Nelson	League of Oregon Cities
Carla Palandino	City of Medford
Cristina Palacios	Unite Oregon
Dwight Jefferson	City of Portland
Jill Rolfe	City of Coos Bay
Jeremy Rogers	Oregon Association of Realtors
Mallorie Roberts	Association of Oregon Counties
Mark Long	Oregon Home Builders Association

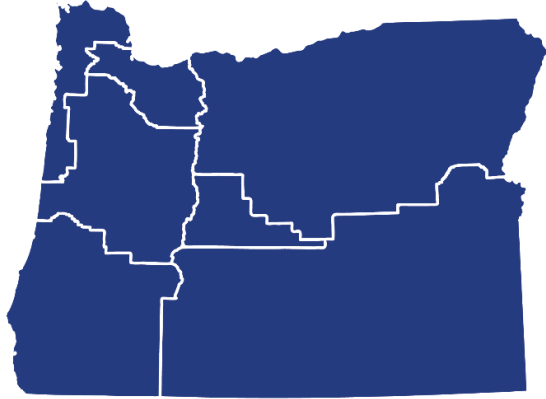
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Mary Kyle McCurdy	1000 Friends of Oregon
Mary Phillips	City of Gresham
Michael Szporluk	Disability Rights Oregon
Miranda Bateschell	City of Wilsonville
Nick Snead	City of Madras
Renata Wakeley	Mid-Willamette Valley COG
Tamra Mabbott	Morrow County
Taylor Smiley Wolfe	Home Forward
Ted Reid	Metro

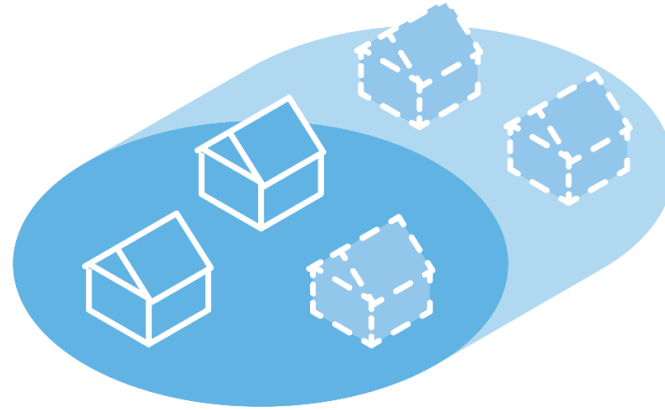
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**Pilot a statewide housing analysis**



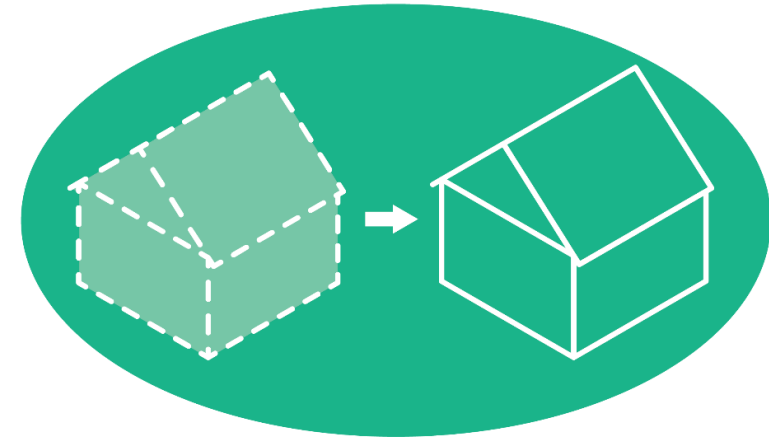
**Regional Housing Needs Analysis (RHNA)**

**Plan to accommodate needed housing on a regular schedule**



**Housing Needs/Capacity Analysis (HNA)**

**Promote the development of needed housing**



**Housing Production Strategy (HPS)**

# House Bill 2003

# Regional Housing Needs Analysis

Requirements outlined in HB 2003

## OHCS

Develop a prototype Regional Housing Needs Analysis (RHNA) by Sept 1, 2020

Submit Summary Report to the Legislature by March 1, 2021

## DLCD

Assess RHNA in comparison to existing Goal 10 (Housing) requirements.

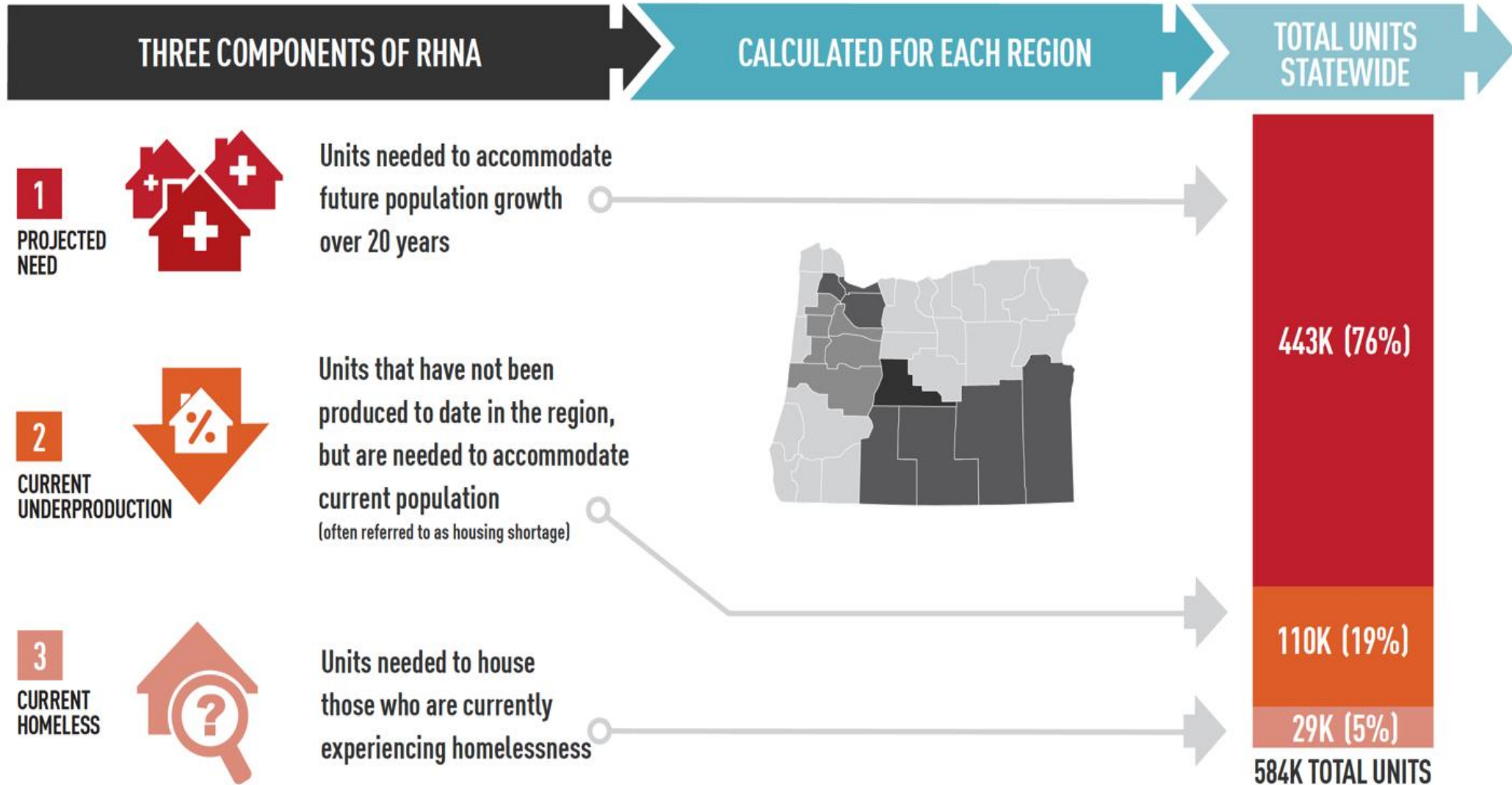
Submit Evaluative Report to the Legislature by March 1, 2021

# RHNA Methodology



- Estimate of number of existing dwelling units by unit type and level of affordability
- Existing housing need by income level, including people experiencing homelessness
  - Shortage of units – households with “unmet housing needs” such as cost burdened households
- Forecast of future housing need for next 20 years

# RHNA Overview: Estimating Total Housing Need

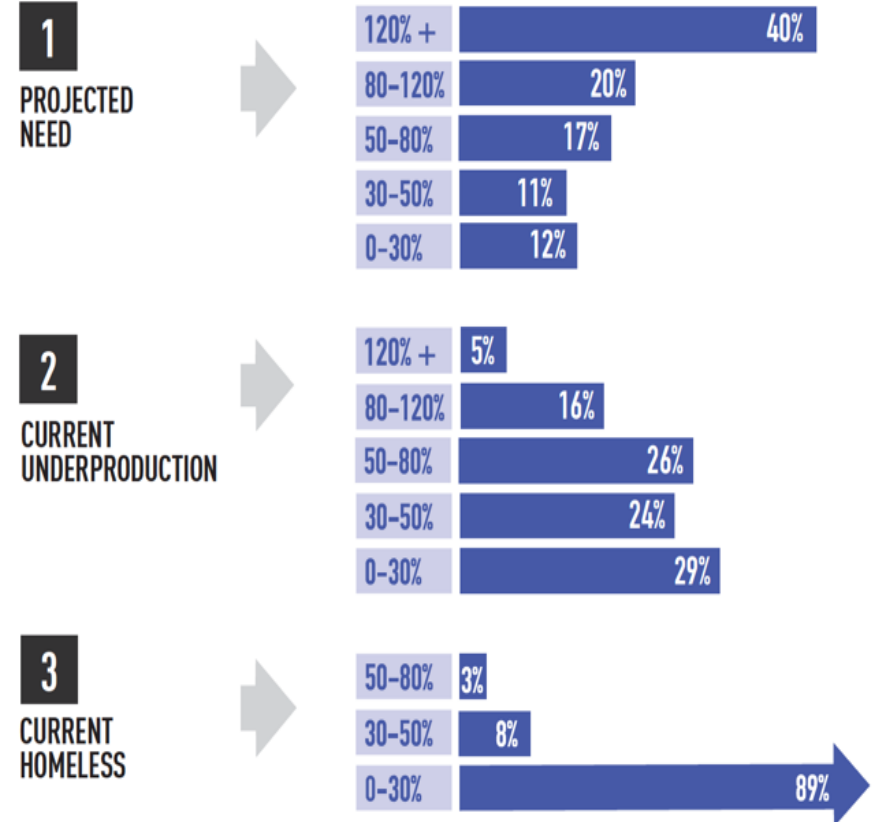




# RHNA Overview: Where units are needed



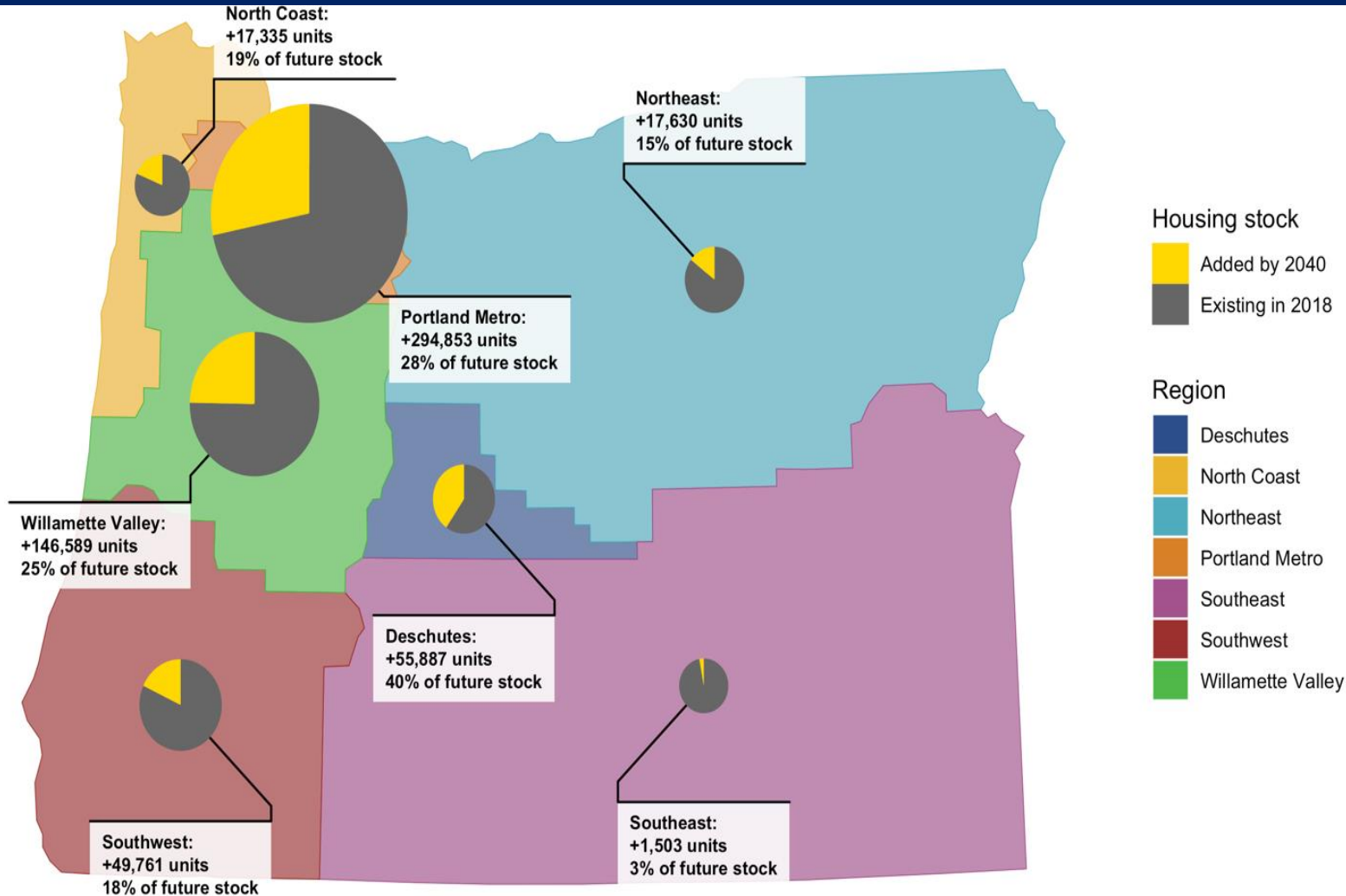
DISTRIBUTION OF UNITS BY PERCENTAGE OF REGIONAL MFI  
(Data from Willamette Valley Region)



UNIT TYPE GUIDANCE



# Current (2018) Housing Stock Plus 20 Years of Housing Need



Source(s): ECONorthwest analysis; PSU, 2020-2070 Coordinated Population Forecasts; U.S. Census Bureau, 2018 ACS 1-year PUMS estimates; HUD, 2019 PIT count; ODE, SY 2018-2019 McKinney Vento data

# Housing Need, Regions and State, 2020-2040

Region	New units for each of the following...			Total Units	% of Units
	Projected Need	Underproduction	Housing for the Homeless		
Portland Metro	224,683	59,488	10,683	294,853	51%
North Coast	14,731	295	2,309	17,335	3%
Willamette Valley	101,704	35,913	8,972	146,589	25%
Southwest	34,896	10,287	4,579	49,761	9%
Deschutes	49,856	4,837	1,194	55,887	10%
Northeast	16,731	-	899	17,630	3%
Southeast	965	-	538	1,503	0%
Oregon	443,566	110,819	29,174	583,559	100%
% of Units	76%	19%	5%	100%	

Source(s): ECONorthwest analysis; PSU, 2020-2070 Coordinated Population Forecasts; U.S. Census Bureau, 2018 ACS 1-year PUMS estimates; HUD, 2019 PIT count; ODE, SY 2018-2019 McKinney Vento data

# Results by Unit Income

Median Family Income	New units for each of the following...			Total Units	% of Units
	Projected Need	Underproduction	Housing for the Homeless		
120%	201,656	7,725	-	209,381	36%
80-120%	82,796	18,326	-	101,121	17%
50-80%	70,013	30,574	875	101,462	17%
30-50%	44,400	26,119	2,334	72,852	12%
0-30%	44,701	28,076	25,965	98,742	17%
Oregon	443,566	110,819	29,174	583,559	100%
% of Units	76%	19%	5%	100%	

29% of units will require public support

An additional 17% is likely to require public support

# Clarifying Questions

# RHNA Assessment

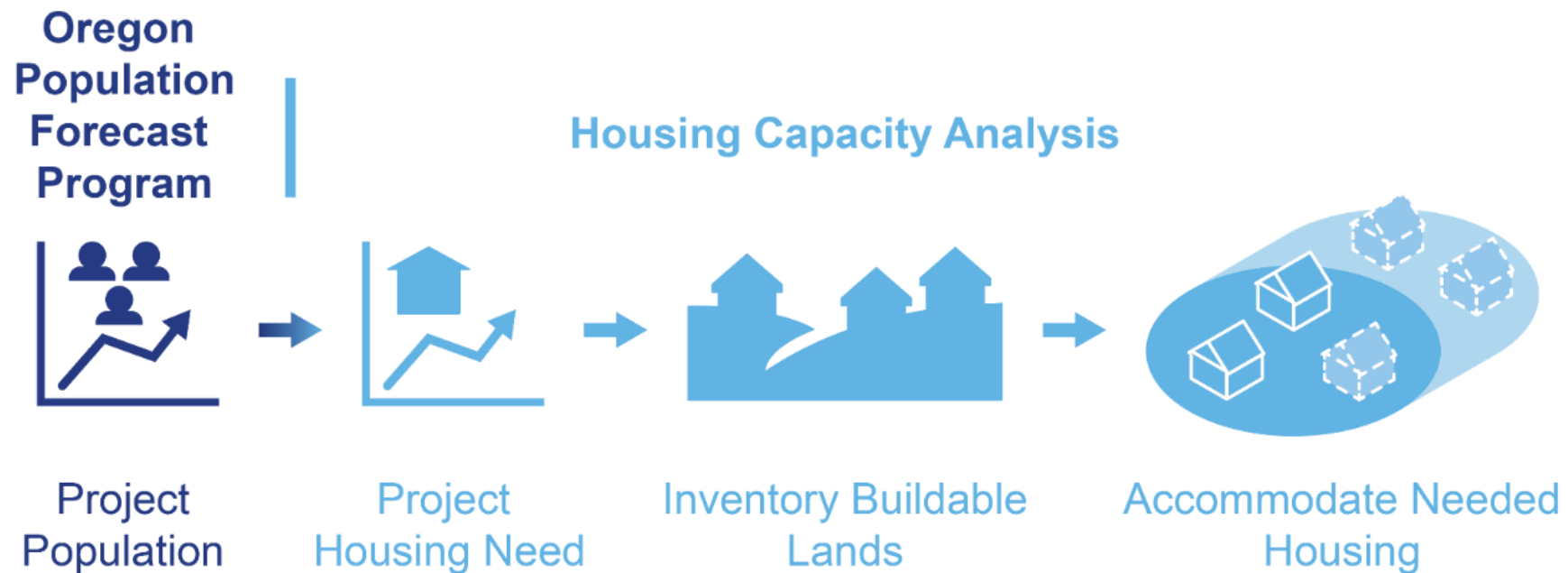


# Goal 10 Context

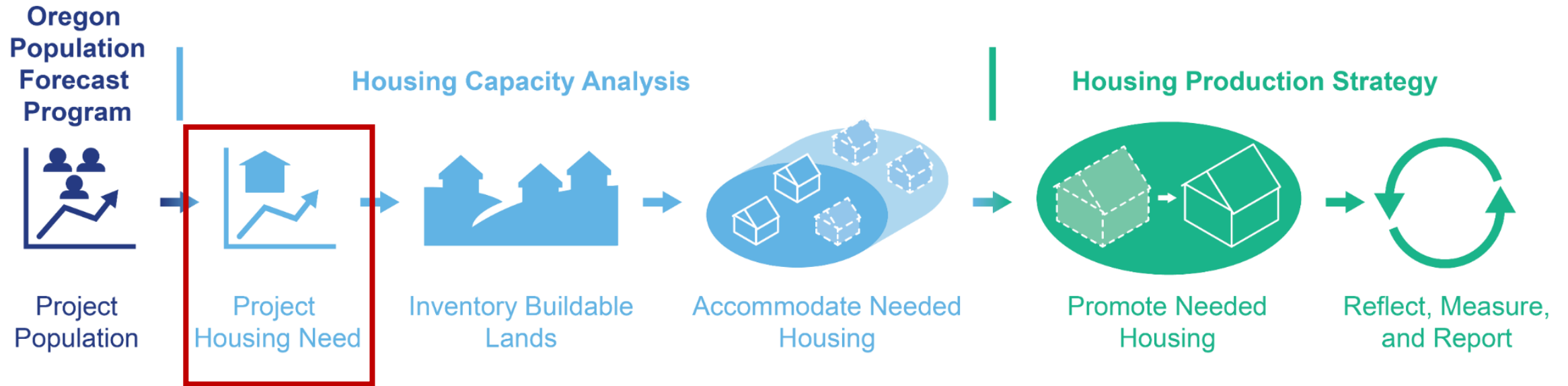


# Housing Needs/Capacity Analysis

Core Question: Is there enough land zoned to the appropriate densities within an Urban Growth Boundary (UGB) to accommodate housing need projected over twenty years?



# Evaluate Goal 10 Framework



# Projecting Inequitable Outcomes

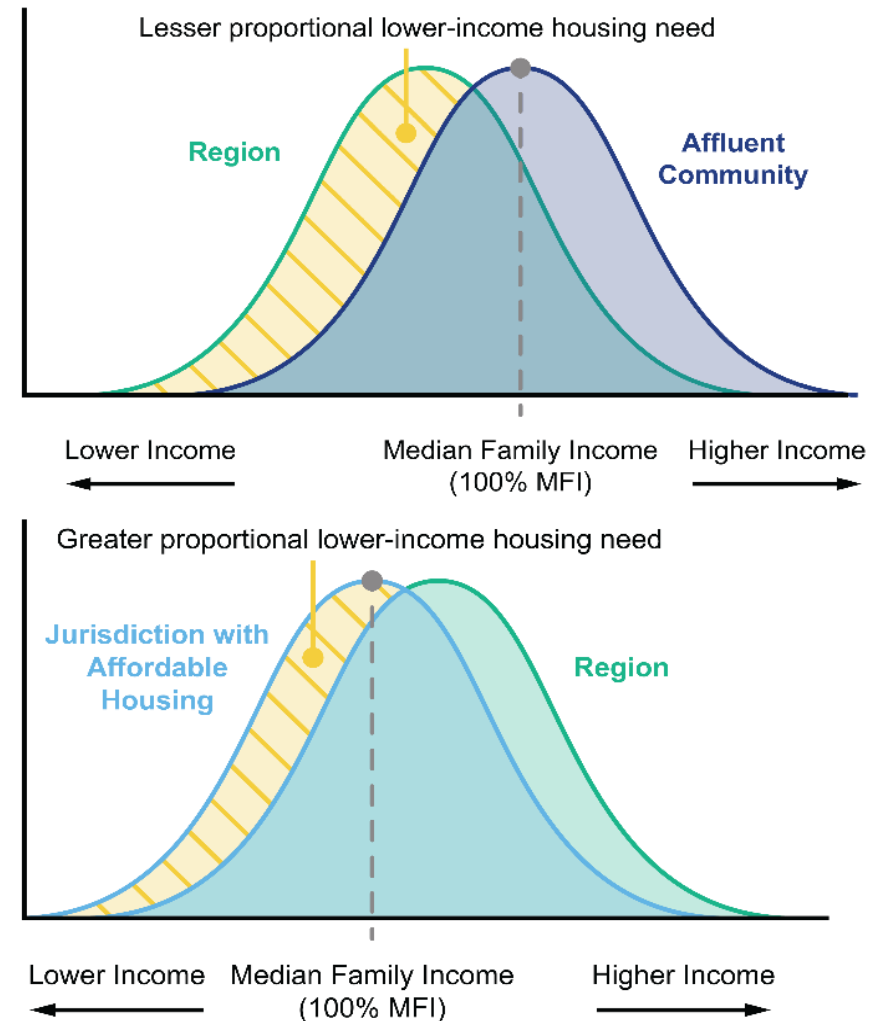
Underestimate  
Housing Need



Reinforce Geographic  
Disparities



## Effect of Local Housing Needs Projections

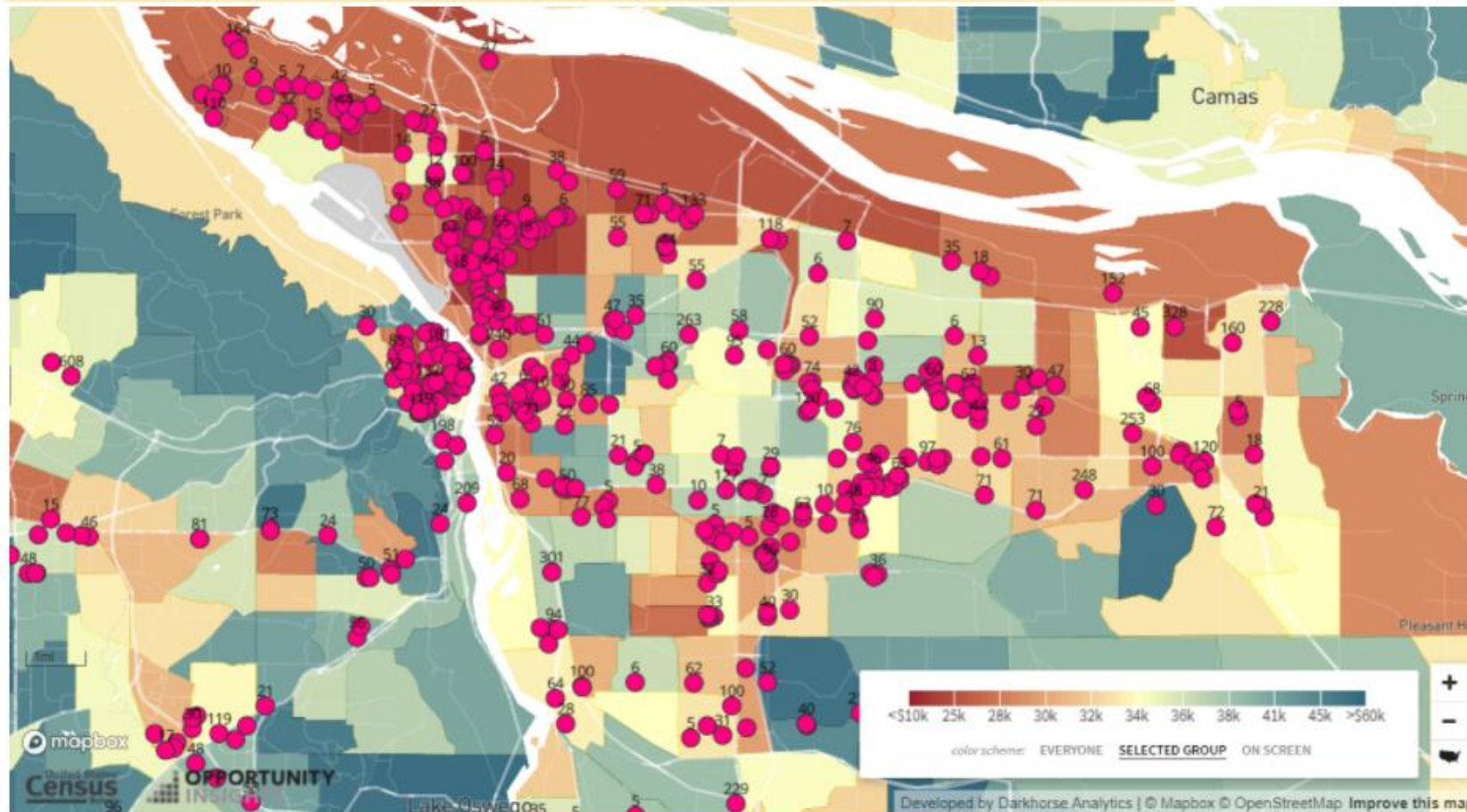




# Geographic (In)equity

*Affordable Units Are Located Throughout the Portland Metro, but Tend to be in Lower-Opportunity Areas*

Map scale shows the upward mobility outcome in dollars for people who grew up in low-income families in each census tract, dots reflect developments listed in the Oregon Affordable Housing Inventory



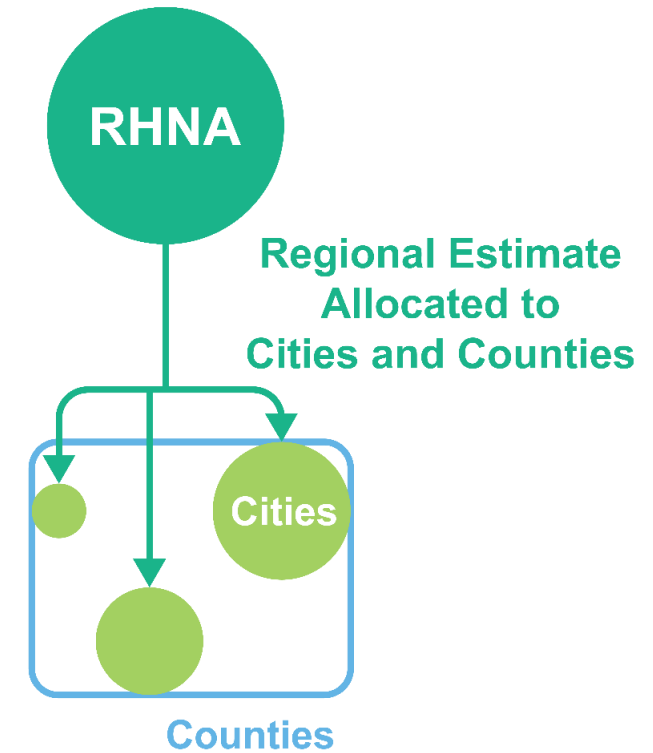
# Housing Needs Projection

Local vs. Regional

Current Goal 10 Framework



RHNA Framework



**Establishes shared responsibility to address housing affordability within a region**



- **Accountability**
  - Administrative structures
  - Residential segregation
- **Tracking local progress**
- **Measuring outcomes**
- **Adjustments for specific local needs**
  - Metro
  - Tribal housing need
  - Student populations
- **Housing type**
- **Addressing Goal 10 gaps**
- **Who prepares and amends it**
  - The Metro region
- **Optimal frequency**
- **Review period for updates**
- **Reconciling second-home demand**
- **Addressing climate**
- **Leveraging investments and resources**
- **Necessary resources**

# Legislative Direction

- Direction from Legislature to work through implementation issues (HB 5006)  
*“...study and make legislative recommendations on the incorporation of a regional housing needs analysis into state and local planning programs.”*
- Goal: Prepare legislative recommendations that achieve more affordable, fair, and equitable housing outcomes
- Engagement with stakeholders throughout the state, working through policy issues

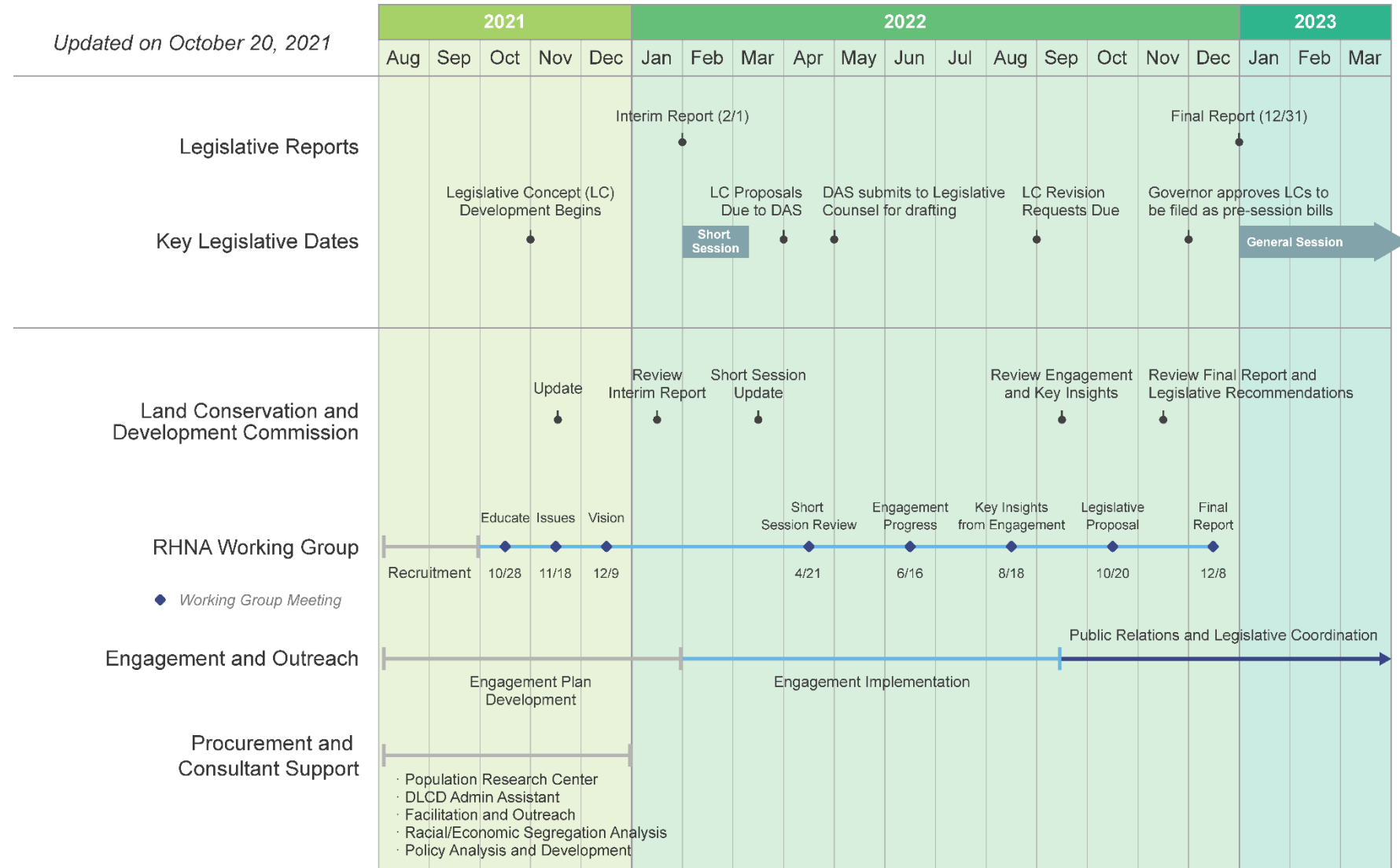
# Work Schedule

## Major Components:

- Population Forecast (race, disability, AIAN)
- Working Group
- Engagement

## Team Procurement Underway

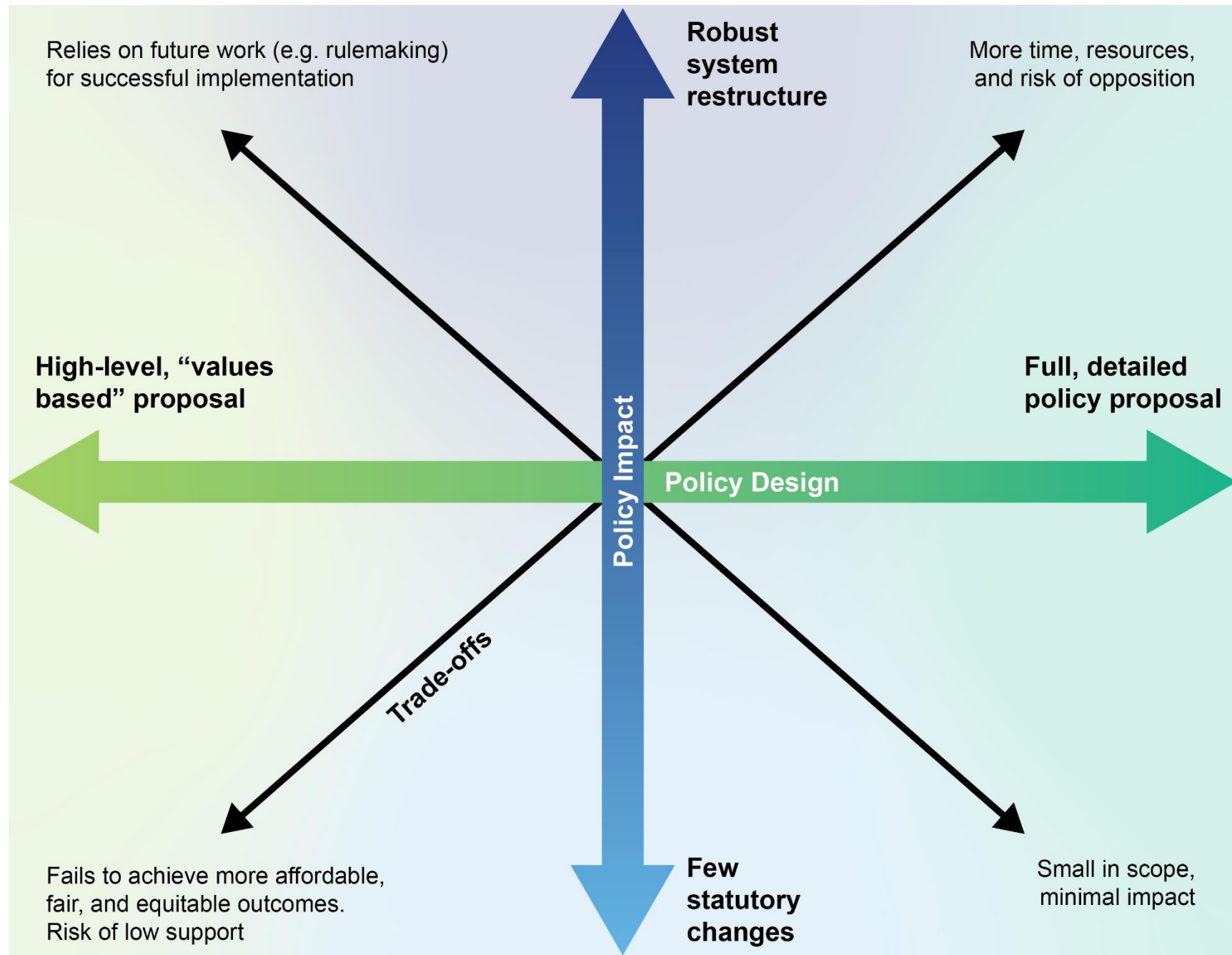
Updated on October 20, 2021



# Clarifying Questions

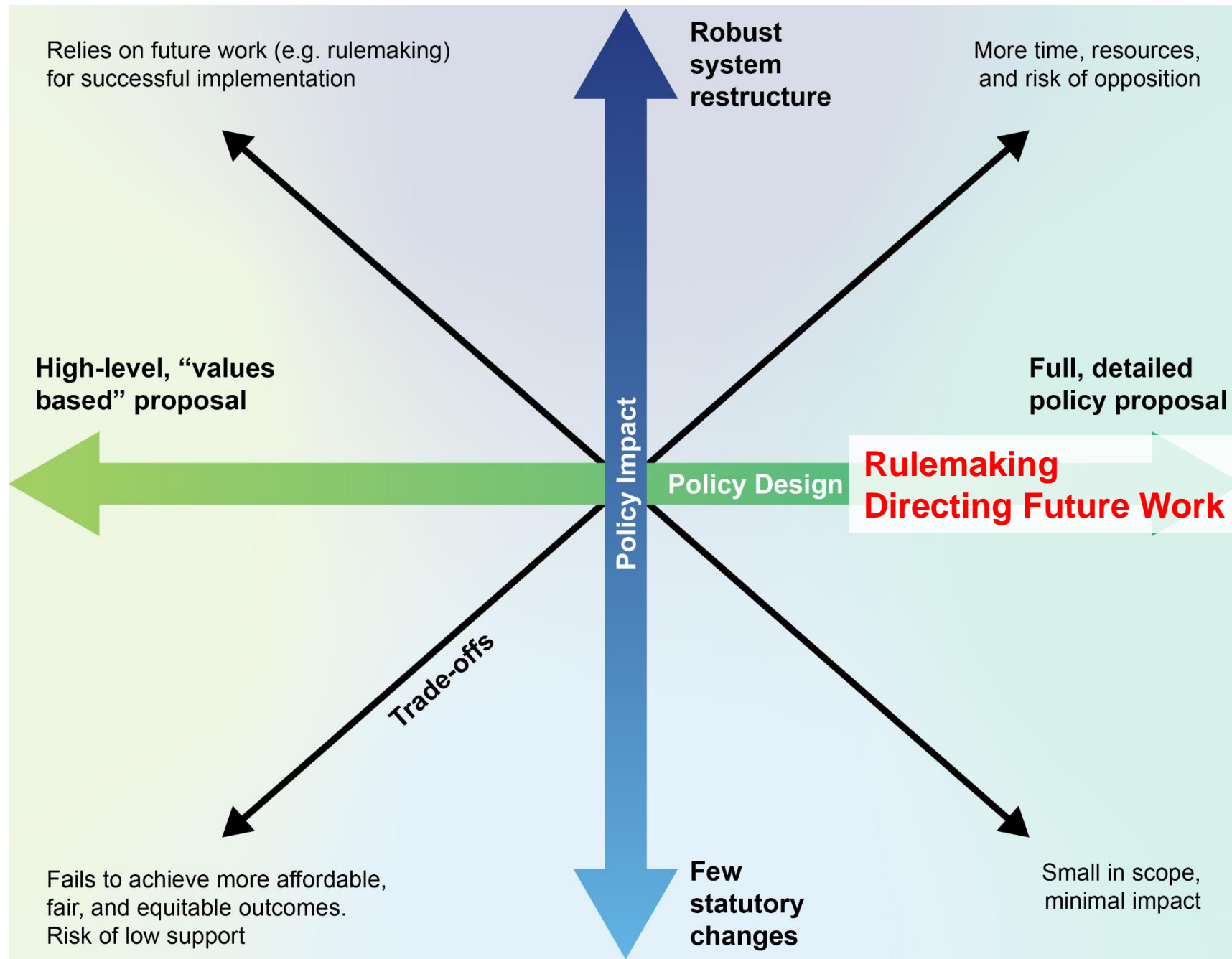
# The Working Group

# Framing





# Framing



# Working Goal Statement

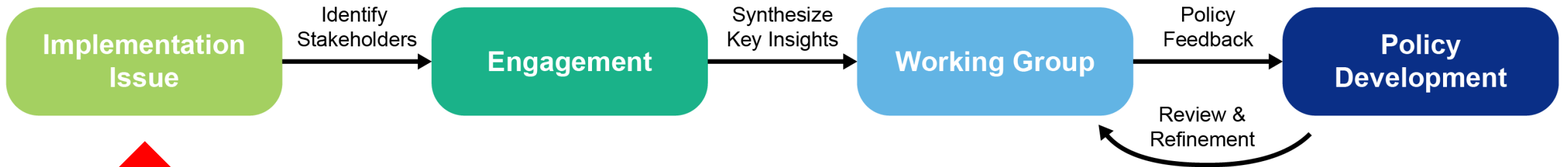
Prepare legislative recommendations for the adoption of a modernized housing planning system, addressing affordable and market-rate housing production. The system will:

- **Advance fair housing and center equitable housing outcomes** for low-income households and federal and state protected classes, especially addressing systems that reinforce patterns of racial and economic segregation
- Implement a **consistent system of measuring housing need** (the RHNA) that serves as the foundation for:
  - Local land use planning and growth management, including federal funding distribution
  - State, regional, and local affordable housing funding
  - Statewide and local housing policy
  - Regional coordination for housing implementation
  - Public facilities planning
- Create **organizational capacity** at the state to implement technical aspects of RHNA, facilitate increased housing production, and lead housing policy
- Create systems of **shared responsibility and accountability** for state, regional, and local governments to meet housing need identified in the RHNA, especially for publicly-supported affordable units

# General Working Group Role

## Policy Development Process Diagram

*Housing Planning Reform - Regional Housing Needs Analysis Implementation*

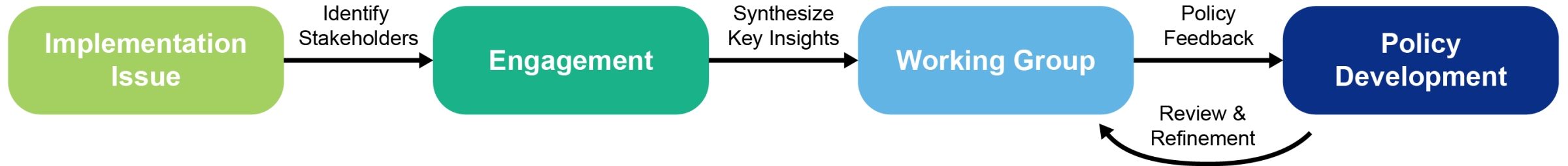


Meeting 2

# General Working Group Role

## Policy Development Process Diagram

*Housing Planning Reform - Regional Housing Needs Analysis Implementation*



DLCD charge – develop legislative recommendations

Working Group role – ground truth and advise to ensure recommendations are implementable

- Meetings public and recorded
- Not representative of all interests

# Discussion

- Policy Design and Impact
- Working Goal Statement

Prepare legislative recommendations for the adoption of a modernized housing planning system, addressing affordable and market-rate housing production. The system will:

- Advance fair housing and center equitable housing outcomes
  - Consistent system of measuring housing need
  - Create organizational capacity
  - Shared responsibility and accountability
- What do success and failure look like?
  - What will be the “big rocks”?
  - How best to solicit feedback from the working group?



**DLCD**  
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**Next Steps**