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

| 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 |  
| 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                    |  

Pilot a statewide housing analysis

Plan to accommodate needed housing on a regular schedule

Promote the development of needed housing

Regional Housing Needs Analysis (RHNA)

Housing Needs/Capacity Analysis (HNA)

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 houselessness
  - 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

1. Projected Need:
   Units needed to accommodate future population growth over 20 years

2. Current Underproduction:
   Units that have not been produced to date in the region, but are needed to accommodate current population (often referred to as housing shortage)

3. Current Homeless:
   Units needed to house those who are currently experiencing homelessness

Total Units Statewide:
- 443K (76%)
- 110K (19%)
- 29K (5%)

584K Total Units
RHNA Overview: Where units are needed

**Components**

1. **Projected Need**
   - 120% +: 40%
   - 80-120%: 20%
   - 50-80%: 17%
   - 30-50%: 11%
   - 0-30%: 12%

2. **Current Underproduction**
   - 120% +: 5%
   - 80-120%: 16%
   - 50-60%: 26%
   - 30-50%: 24%
   - 0-30%: 29%

3. **Current Homeless**
   - 50-60%: 3%
   - 30-50%: 8%
   - 0-30%: 69%
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

<table>
<thead>
<tr>
<th>Region</th>
<th>Projected Need</th>
<th>Underproduction</th>
<th>Housing for the Homeless</th>
<th>Total Units</th>
<th>% of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Portland Metro</td>
<td>224,683</td>
<td>59,488</td>
<td>10,683</td>
<td>294,453</td>
<td>51%</td>
</tr>
<tr>
<td>North Coast</td>
<td>14,731</td>
<td>295</td>
<td>2,309</td>
<td>17,335</td>
<td>3%</td>
</tr>
<tr>
<td>Willamette Valley</td>
<td>101,704</td>
<td>35,913</td>
<td>8,972</td>
<td>146,589</td>
<td>25%</td>
</tr>
<tr>
<td>Southwest</td>
<td>34,896</td>
<td>10,287</td>
<td>4,579</td>
<td>49,761</td>
<td>9%</td>
</tr>
<tr>
<td>Deschutes</td>
<td>49,856</td>
<td>4,837</td>
<td>1,194</td>
<td>55,887</td>
<td>10%</td>
</tr>
<tr>
<td>Northeast</td>
<td>16,731</td>
<td>-</td>
<td>899</td>
<td>17,630</td>
<td>3%</td>
</tr>
<tr>
<td>Southeast</td>
<td>965</td>
<td>-</td>
<td>538</td>
<td>1,503</td>
<td>0%</td>
</tr>
<tr>
<td>Oregon</td>
<td>443,566</td>
<td>110,819</td>
<td>29,174</td>
<td>583,559</td>
<td>100%</td>
</tr>
</tbody>
</table>

% 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

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

29% of units will require public support

An additional 17% is likely to require public support
Clarifying Questions
RHNA Assessment
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

- Oregon Population Forecast Program
  - Project Population
  - Housing Capacity Analysis
    - Project Housing Need
    - Inventory Buildable Lands
    - Accommodate Needed Housing
  - Inventory Buildable Lands
  - Accommodate Needed Housing
- Housing Production Strategy
  - Promote Needed Housing
  - Reflect, Measure, and Report
Projecting Inequitable Outcomes

Effect of Local Housing Needs Projections
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

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

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### 2021

- **Legislative Reports**
  - Legislative Concept (LC) Development Begins
- **Key Legislative Dates**
  - Interim Report (2/1)
  - LC Proposals Due to DAS
  - DAS submits to Legislative Counsel for drafting
  - LC Revision Requests Due
  - Governor approves LCs to be filed as pre-session bills

### 2022

- **Land Conservation and Development Commission**
  - Educate Issues Vision
- **RHNA Working Group**
  - Recruiment 10/28 11/18 12/19

### 2023

- **Public Relations and Legislative Coordination**
  - Engagement Plan Development
  - Engagement Implementation

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**Updated on October 20, 2021**
Clarifying Questions
The Working Group
Framing

- Policy Design
  - Full, detailed policy proposal
  - Small in scope, minimal impact
  - Few statutory changes
  - Trade-offs
  - High-level, “values based” proposal
  - Robust system restructure
  - More time, resources, and risk of opposition
  - Fails to achieve more affordable, fair, and equitable outcomes. Risk of low support

- Policy Impact
  - Relies on future work (e.g. rulemaking) for successful implementation
Framing

Relies on future work (e.g. rulemaking) for successful implementation

High-level, “values based” proposal

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More time, resources, and risk of opposition

Trade-offs

Fails to achieve more affordable, fair, and equitable outcomes. Risk of low support

Full, detailed policy proposal

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Rulemaking

Directing Future Work
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
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?