

# OREGON

Department of  
Land Conservation  
& Development



## Regional Housing Needs Analysis

Working Group - Meeting 2

December 7, 2021

# Agenda

- Welcome, Opening Remarks, Review Agenda (*5 min*)
- Introduce Facilitator – Deb Meihoff (*5 min*)
- Project Update (*10 min*)
- Major Issues Discussion (*90 min*)
- Next Steps and Wrap Up (*5 min*)

# Facilitator Introduction

*Deb Meihoff – Communitas Planning*

# Working Group Members

**Please set virtual “tent card”: Name - Organization**

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
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
Samantha Bayer	Oregon Home Builders Association
Tamra Mabbott	Morrow County
Taylor Smiley Wolfe	Home Forward
Ted Reid	Metro

# Project Update

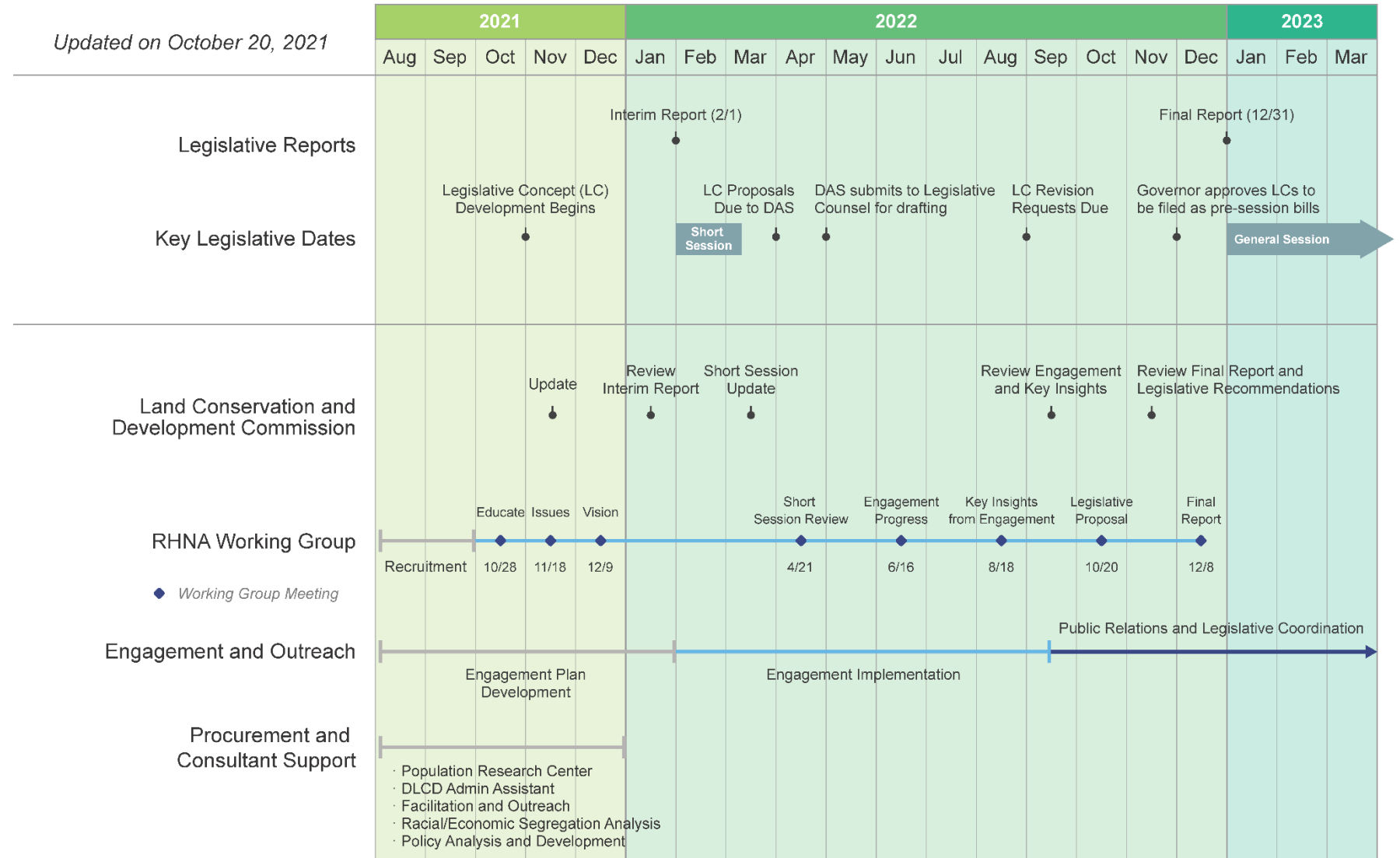
# Procurement (nearly) complete

## Exploratory Phase (December)

# Interim Report (February 1)

## Stakeholder Engagement (early to mid-2022)

Updated on October 20, 2021



# Reminder

## Project Goal and Working Group Role

### Project Goal

Develop recommendations for the adoption and implementation of a modernized housing planning system, addressing affordable and market-rate housing production, into state and local planning programs.

### Working Group Role

Advise and ground truth to ensure resultant legislative recommendations are implementable.



# Meeting Outcome

Solicit feedback on major issues the project team will consider in the development of a “problem statement”

# Survey Overview

**Scope of the Goal Statement:** Generally, on the right track but disagreement on the specifics (too broad vs too narrow)

(Summary for reference) 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



# Survey Overview

**Achieving Fair Housing Outcomes:** Reconciling a need to focus on equitable outcomes for BIPOC communities and limitations of land use planning

## Top Issues

1. Establishing realistic and productive accountability mechanisms
2. Addressing underproduction and affordability
3. Responding to un- and under-addressed dimensions of need
4. Clearly articulating responsibilities of state, regional, & local gov't
5. Directing state agencies to orient investments and resources

**Messaging:** Goal 10 | Outcome-based messaging | Collaboration

# Oregon Business Council Discussion

December 6 meeting with elected officials and stakeholders, including some working group members.

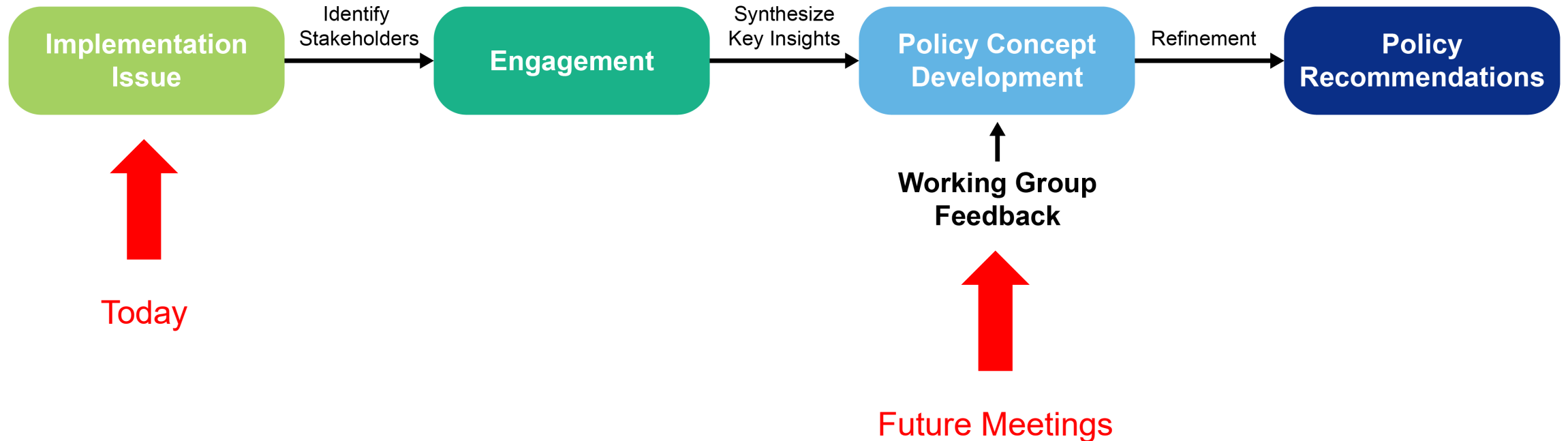
## **Major Themes:**

- Addressing Housing Comprehensively
- Embedding Racial Equity
- Developing a Productive Accountability Framework
- Removing Barriers

# Engagement Context

## Policy Development Process Diagram

*Housing Planning Reform - Regional Housing Needs Analysis Implementation*



# Engagement Context

Upcoming work to refine and implement engagement process:

- Procure engagement specialist
- Refine engagement goals and major issues
- Develop program
- Begin implementation

Specific details on the engagement process will be shared with working group members and the public as it takes shape

# Embedding Engagement Systemically

**Challenge:** Engaging with BIPOC and protected classes who will be impacted by technical processes that affect housing planning & delivery

**Approach:** Soliciting recommendations to build-in engagement *systemically*

# Clarifying Questions

**Next: Major Issues Discussion**

# Major Issues Discussion

## Meeting Outcome Reminder:

Solicit feedback on major issues the project team will consider in the development of a “problem statement”



# Discussion Questions

1. Are there **critical issues missing** from the implementation issues list?
2. Are there issues on that list that should be addressed in **another process or at another time**?
3. What issues will be **most important for the project team to focus on** to ensure this process is successful?



1. Critical Issues Missing   2. Another Process/Time   3. Most Important

# Topic Areas

Ordered to ensure adequate time for discussion of high ranking topic areas:

1. Realistic and Productive Accountability
2. Affordable, Fair and Equitable Housing Outcomes
3. Shared Responsibility
4. Directing and Coordinating Resources
5. Region-Specific Issues
6. Administration of a RHNA

# Realistic and Productive Accountability

1. Establishing realistic incentive and enforcement tools to ensure accountability
2. Administrative or regulatory structures needed to address housing needs for all Oregonians
3. Expectations for local, regional, and state entities in addressing need
4. Tracking progress towards goals and accountability structures for market and affordable housing

**1. Critical Issues Missing   2. Another Process/Time   3. Most Important**

# Affordable, Fair, and Equitable Housing Outcomes

1. Responsibility to address housing needs for historically underserved communities (e.g. communities of color, people with disabilities, and homelessness)
2. Addressing patterns of residential segregation by race and income and access to housing
3. Educate and build capacity in local, regional, and state governments
4. Recommendations to address tribal housing need

**1. Critical Issues Missing   2. Another Process/Time   3. Most Important**

# Shared Responsibility

1. Structuring allocation to reflect a shared responsibility and address racial/economic segregation
2. Historic actions and policies effect on current responsibility
3. Addressing future trend impact on housing need and distribution
4. Planning housing type, mix, quantity, and characteristics
5. Clarifying responsibilities in urban, unincorporated areas
6. Cities smaller than 10,000

**1. Critical Issues Missing   2. Another Process/Time   3. Most Important**

# Directing and Coordinating Resources

1. Partnerships and coordination of local, state, and federal funding to accomplish HB 2003 intent
2. Needed revenue and timeframe, including tenant support vs new construction
3. Addressing infrastructure finance and investment at state and local levels to support affordability

**1. Critical Issues Missing   2. Another Process/Time   3. Most Important**

# Region-Specific Issues

1. Integration with Metro regional land use framework
2. Relationship between Metro and satellite cities
3. Needed data resources to align RHNA boundaries with local constructions of regions
4. Methods to develop regions that better reflect the Central Oregon and Southern Oregon Coast regional housing markets
5. Addressing specific contextual local needs  
(e.g. student population and second home demand)

**1. Critical Issues Missing   2. Another Process/Time   3. Most Important**



# Administration of a RHNA

1. State or regional agency(ies) implementing the RHNA
2. Changes in inherent or delegated authority for agencies
3. Optimal frequency for completing the RHNA  
Align with Housing Production Strategies (HPS), the Housing Needs Analysis (HNA), and the Metro Regional Framework Plan
4. Appropriate timing and process for amending the methodology

**1. Critical Issues Missing   2. Another Process/Time   3. Most Important**



Working Group Meeting 1

October 28, 2021

Next Steps