

Housing Capacity Analysis Update Schedule for Oregon Cities with a population above 10,000
(Required by ORS 197.296)

OAR 660, Division 8 – Exhibit A

Last Updated January 26, 2023

To be adopted by the Land Conservation and Development Commission in January of each year.

Cities must adopt updated Housing Capacity Analyses (HCA) by December 31st of the listed year.

Cities not within a Metropolitan Service District

(must update HCA every eight years)

	2023	2024	2025	2026	2027	2028	2029	2030
1	Independence	Astoria	Lincoln City	Eugene	Canby	Albany	Ashland	Grants Pass
2	McMinnville	Bend	Sandy		Central Point	Baker City	Hermiston	Lebanon
3	Medford	Keizer	Springfield		Corvallis	Coos Bay	Newberg	Pendleton
4	Molalla		The Dalles		Cottage Grove	Dallas	Ontario	Newport
5	Sweet Home				Prineville	Klamath Falls		Salem
6	Lebanon*				Redmond	La Grande		
7	Pendleton*				Roseburg	Monmouth		
8	Newport**				St. Helens	Silverton		
9					Woodburn			

Cities within a Metropolitan Service District

(must update HCA every six years)

	2023	2024	2025	2026	2027	2028	2029	2030
1	Beaverton	- None -	Forest Grove	Sherwood	Gladstone	- None -	Beaverton	- None -
2	Fairview			Tualatin	Cornelius		Fairview	
3	Hillsboro				Tigard		Hillsboro	
4	Lake Oswego				Oregon City		Lake Oswego	
5	Milwaukie				Gresham		Milwaukie	
6	Portland				Happy Valley		Portland	
7	West Linn				Troutdale		West Linn	
8	Wilsonville						Wilsonville	
9								
10								

Red = Behind schedule

Green = Ahead of schedule

*Expected Summer 2023 **Expected Spring 2023

Cities must adopt updated Housing Production Strategy (HPS) by December 31st of the year following the specified HCA deadline, as listed below.

Cities not within a Metropolitan Service District

(must update HPS every eight years)

	2023	2024	2025	2026	2027	2028	2029	2030	2031
1	Grants Pass	Independence	Astoria	Lincoln City	Eugene	Canby	Albany	Ashland	-None-
2	Lebanon	McMinnville	Bend	Sandy		Central Point	Baker City	Hermiston	
3	Pendleton	Medford	Keizer	Springfield		Corvallis	Coos Bay	Newberg	
4	Newport	Molalla	Salem*	The Dalles		Cottage Grove	Dallas	Ontario	
5						Prineville	Klamath Falls		
6						Redmond	La Grande		
7						Roseburg	Monmouth		
8						St. Helens	Silverton		
9						Woodburn			

Cities within a Metropolitan Service District

(must update HPS every six years)

	2023	2024	2025	2026	2027	2028	2029	2030	2031
1	-None-	Beaverton	-None-	Forest Grove	Sherwood	Gladstone	-None-	Beaverton	-None-
2		Fairview			Troutdale*	Cornelius		Fairview	
3		Gresham*			Tualatin	Tigard		Gresham	
4		Happy Valley*				Oregon City		Happy Valley	
5		Hillsboro						Hillsboro	
6		Lake Oswego						Lake Oswego	
7		Milwaukie						Milwaukie	
8		Portland						Portland	
9		West Linn						West Linn	
10		Wilsonville						Wilsonville	

*HPS/HCA adopted early or off-cycle

Important Revisions in the 2023 HCA Schedule Update *(January 2023)*

Pursuant to OAR 660-008-0045 (4)(a) and (4)(b), cities with a population of 10,000 or greater, as determined by a Portland State University Population Research Center certified population estimate, must adopt a Housing Capacity Analysis (HCA) on a regular schedule. Cities that are delinquent in their adoption of the HCA will remain on the original schedule. Lebanon, Newport, and Pendleton all notified the department that adoption would not take place before the December 31, 2022 deadline. The department agreed to work plans identified by local staff for adoptions to take place in the first half of 2023. Those cities will remain on the 8-year schedule, with their next HCA adoption due in 2030, regardless of their eventual adoption date.

Cities may choose to adopt an HCA at any point in advance of the year listed on the schedule. Per note #4 on the adopted HCA Schedule from November 2020, "Those cities that adopt an HCA prior to their listed deadline will reset the schedule," so that cities within a metropolitan service district will renew 6 years after the actual date of adoption rather than 6 years after the date initially scheduled. Likewise, cities outside of a metropolitan service district will renew 8 years after the actual date of adoption. The city of Salem adopted an HCA in 2022 and thus will adopt a subsequent HCA 8 years later, in 2030.

Additionally, each year on December 15, the Population Research Center at Portland State University publishes certified population estimates for each city and county in Oregon. The Department uses this certified estimate to determine whether a city has surpassed the 10,000-population threshold that subject them to the Housing Production Strategy Program. Within the estimates Portland State University published on December 15, 2022, the city of Sweet Home had a certified population of 10,097. Per OAR 660-008-0045(5), this city has been added to the schedule in Attachment A. To determine where to place the city on the schedule, OAR 660-008-0045 states that the timing of their next HCA will be either eight-years from the date of their last HCA or in the year 2023, whichever is the longer time period from the most recent adoption. The City of Sweet Home received a technical assistance grant from DLCD to complete an HCA in the 2021-2023 biennium. The city anticipates adopting the HCA in early 2023.

Pursuant to ORS 197.290, a city's Housing Production Strategy (HPS) is due to be completed by December 31st one year after the city's deadline to adopt an HCA. Cities may choose to adopt an HCA ahead of schedule. While early adoption of an HCA will reset the timing of the next Analysis to six or eight years from the most recent adoption year, it does not alter the deadline for completing the associated HPS. The associated HPS is still due to be completed one year after the initial HCA deadline. For the city's subsequent adoption cycle, the city's new HCA deadline will determine the city's deadline for completing the city's next HPS.

HCA Update Notes on Administration:

1. The deadline for adoption in any given year will be December 31st.
2. A city will be considered to have met its obligation to adopt the HCA update upon adoption by ordinance at the local level. Any subsequent appeal will not be considered a failure to comply with the update requirement.
3. The date of final adoption of the HCA at the local level will establish the next HCA update deadline. The next update deadline will be six or eight years in the future, depending on whether or not the subject city is in the boundary of a metropolitan service district.

4. Those cities that adopt an HCA prior to their listed deadline will effectively “reset the clock,” such that their next applicable HCA deadline will be six or eight years after the early adoption, depending upon whether or not they are within the boundary of a metropolitan service district.
5. House Bill 2003 stipulates that the first scheduled HCA update may be no less than two years following adoption of administrative rules for another element of the bill, known as “housing production strategies.” The Land Conservation and Development Commission completed rulemaking on housing production strategies (HPSs) in the fall of 2020 and adopted HPS rules as amendments to OAR Chapter 660, Division 8 on November 12, 2020.
6. Please note that for the city’s HCA update deadline to have been met, a city must adopt the HCA by ordinance, typically as a supporting document to the city’s comprehensive plan. Adoption of the HCA by ordinance also allows city decision makers to utilize the HCA as a legally defensible basis for decision-making.
7. Also, please note that, consistent with OAR Section 660-024-0050(4) a city must address a land deficit identified in the HCA prior to, or concurrent with, adoption of the HCA. The local government must amend the plan to satisfy the need deficiency, either by increasing the development capacity of land already inside the city, by expanding the UGB, or both.
8. A city that adopts an HCA after December 31, 2021 but in a year that is prior to the deadline established in this schedule is still required to complete a Housing Production Strategy one year after the city’s established HCA deadline. A city may complete a Housing Production Strategy prior to the established deadline.