

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

To be adopted by the Land Conservation and Development Commission in February 2022

Updated January 4, 2022

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

Cities not within a Metropolitan Service District

(must update HNA every eight years)

	2022	2023	2024	2025	2026	2027	2028	2029
1	Grants Pass	Independence	Astoria	Lincoln City	Eugene	Canby	Albany	Ashland
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		North Bend				Prineville	Klamath Falls	
6						Redmond	La Grande	
7						Roseburg	Monmouth	
8						St. Helens	Silverton	
9						Woodburn		

Cities within a Metropolitan Service District

(must update HNA every six years)

	2022	2023	2024	2025	2026	2027	2028	2029
1	- None -	Beaverton	- None -	Forest Grove	Sherwood	Gladstone	N/A	N/A
2		Fairview			Troutdale	Cornelius		
3		Gresham			Tualatin	Tigard		
4		Happy Valley				Oregon City		
5		Hillsboro						
6		Lake Oswego						
7		Milwaukie						
8		Portland						
9		West Linn						
10		Wilsonville						

Important Revisions in the 2022 HNA Schedule Update

DLCD recently published an updated version of the HNA Schedule on August 26, 2021. This updated version was intended to reflect recent HNA adoptions in several cities. Adoptions of HNA prior to the inaugural HNA year 2022 “reset the clock” for those jurisdictions (see note #4 below). The August 2021 version shifted the HNA deadline for the City of Lake Oswego from 2023 to 2024 inadvertently. This error has been corrected in this most recent version.

Pursuant to OAR 660-008-0045, cities with a population of 10,000 or greater, as determined by a Portland State University Population Research Center certified population estimate, must adopt an HNA on a regular schedule. The 2020 United States Census estimated that the population of the cities of Astoria, Molalla, Monmouth, and North Bend exceeded 10,000. While the Portland State University Population Research Center does not certify population estimates until December 15, 2021, the estimates are based on US Census data. As a result, there is a high likelihood that the population of these four cities will be certified over 10,000 when Portland State University published certified estimates in December 2021. Molalla and North Bend received DLCD technical assistance funding to complete an HNA in the current 2021-2023 biennium. Monmouth recently adopted an HNA in 2020. Astoria has neither recently adopted an HNA or applied for technical assistance.

HNA 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 HNA 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 HNA at the local level will establish the next HNA 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 HNA prior to their listed deadline will effectively “reset the clock,” such that their next applicable HNA 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 HNA 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 HNA update deadline to have been met, a city must adopt the HNA by ordinance, typically as a supporting document to the city’s comprehensive plan. Adoption of the HNA by ordinance also allows city decision makers to utilize the HNA 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 HNA prior to, or concurrent with, adoption of the HNA. 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 HNA 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 HNA deadline. A city may complete a Housing Production Strategy prior to the established deadline.