

# HB 2003 Revised HNA Schedule

*(Published August 26, 2021)*



**TO:** Oregon Cities With Population Greater Than 10,000

**FROM:** Ethan Stuckmayer, Senior Housing Planner; Samuel Garcia, Housing Planner

**SUBJECT:** Housing Capacity Analysis Adoption Schedule Update

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Dear Oregon Cities,

In November 2020, the Land Conservation and Development Commission (LCDC) adopted Oregon Administrative Rules implementing HB 2003 (2019) which requires cities with a population over 10,000 to update their Housing Capacity Analysis (HNA) on a regular, fixed schedule. Cities within a metropolitan service district (i.e. the Portland Metro Urban Growth Boundary) must update their HNAs every six years. Cities not within a metropolitan service district must update their HNAs every eight years.

HB 2003 (2019) also required cities with a population over 10,000 to complete a Housing Production Strategy (HPS) outlining specific strategies to address housing needs identified in the HNA. Cities are required to complete the HPS within one year of the city's HNA deadline.

Though a schedule was adopted by LCDC on November 12, 2020, many cities have adopted HNAs within the past year as part of increased technical assistance funding from the Department of Land Conservation and Development. The department has revised the schedule to reflect the recent HNA adoptions.

The revised schedule is included in **Attachment A** below. Cities included below must adopt an updated HNA by December 31<sup>st</sup> of the year assigned. The first HNAs required pursuant to HB 2003 must be adopted by the end of 2022. DLCD will coordinate with those cities that are scheduled to complete HNAs in 2022 to ensure that they are aware of the timeline. Cities required to adopt an HNA on 2022 must then complete a Housing Production Strategy by the end of 2023. HB 2003 requires that cities complete a "pre-HPS survey" 24 months prior to finalizing their HPS. The Department will coordinate with cities to complete the "pre-HPS survey" in a timely fashion.

Finally, the Department has been working to finalize a new online reporting tool known as the Housing Portal which will allow city officials to easily access, submit, review, and report on housing planning activities. More information related to how to use and access the Housing Portal is forthcoming.

If you have any questions, feel free to reach out to your DLCD Regional Representative or a member of the DLCD Housing Team.

# 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

*Adopted by the Land Conservation and Development Commission November 2020*

*Updated August 26, 2021*

**Cities must adopt updated Housing Capacity Analyses (HNA) by December 31<sup>st</sup> 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	McMinnville	Bend	Springfield	Eugene	Canby	Albany	Ashland
2	Lebanon	Medford	Keizer	The Dalles		Central Point	Baker City	Hermiston
3	Pendleton		Salem	Sandy		Corvallis	Coos Bay	Newberg
4	Newport					Cottage Grove	Dallas	Ontario
5						Prineville	Klamath Falls	
6						Redmond	La Grande	
7						Roseburg	Silverton	
8						St. Helens		
9						Woodburn		

## Cities within a Metropolitan Service District

*(must update HNA every six years)*

	2022	2023	2024	2025	2026	2027	2028	2029
1	Oregon City	Beaverton	Lake Oswego	Forest Grove	Sherwood	Gladstone	N/A	N/A
2		Gresham			Troutdale	Cornelius		
3		Happy Valley			Tualatin	Tigard		
4		Hillsboro						
5		Milwaukie						
6		Portland						
7		West Linn						
8		Wilsonville						

### **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.