

HB 2003 Advisory Committee – Second Convening – Discussion and Zoom Chat Notes

Date: Wednesday, May 20, 2020

Location: Zoom

Regions for RHNA Version 1/Potential Region Change

- Regarding the **commute shed map**, Salem fits better into the Portland Metro region rather than the Willamette Valley.
- It makes sense to **keep Portland and Salem as separate regions**. The **real estate markets are much different** as expressed in the price gradients on the housing stocks.
- **Must the same data be used for all regions? Or, can you use best available data sources for each region?** I suspect RLIS is more accurate than PUMS. This layer is updated annually as a census of units, while PUMS is a 5% sample.

Potential Changes in Unit Types/Exploring Unit Type Approaches

- The **problems with unit type data quality** are part of the reason the **RHNA shouldn't look at unit type, just at affordability**. There is a clear differentiation point between unit type and affordability, but the point of that differentiation varies considerably between different regions, even within different regions between cities. **Perhaps leave that to cities in their HNA**.
- Continue to **use unit type differentiation to the extent data is available** and can be calculated reasonably well. As it's drilled down to smaller geographies, the summary level and what is possible could be aggregated.
- Should look at unit types as **HB 2003 requires it**.
- **Unit types should be a subject of the local HNA**, which will look at the affordability points within that city. The local HNA (and the local HPS that follows by one year) can look at other preferences based upon family size, racial or ethnic makeup, etc.

Options for Changes to Time Periods in RHNA

- Is it possible to **include 8 or 10 year increments** within the 20-year estimate?
- **PSU forecast does not include changes in racial make-up** which can have implications for housing choices and preferences.
- The **distribution of future need** should be considered.

Changes to Allocating Underproduction + Publically Supported Housing/ Estimating Local PuSH/Changes to Income Categories by Household Size

- How is the **influence of exclusionary zoning on projections of future population growth** taken into consideration to **avoid perpetuating historic patterns of exclusion** that leads to slow growth in some areas and faster growth in others?
- If the **units are in the under produced category** and making up the deficit would require them to be new construction, **most homes below 80% would need to be publicly supported** in some way.
- Part of the policy intent was to **address the gap between housing that's affordable and housing that's available**. The publically supported and subsidized housing is not provided

by the market. There is a **difference between need and demand** that has to do with incomes and affordability. **This is insufficiently addressed in current HNA structure.**

- Is the **base assumption that homeless households are 0-30% and is that supported by data?** I don't believe all jurisdictions ask about income for the PIT, but the system served 0-50%.
- The **incomes of those experiencing homelessness would vary by region** and would also depend on the definition of homelessness.
- In support of more PSH at the lowest income, but concerned about the **incorrect story it tells regarding homelessness and income level.**
- It might be **beneficial to consider a different allocation**, given the focus on sheltered and unsheltered.
- **Concerned about using PIT Count** numbers and its issues with undercounting.
- Experts from the **financial community could help address the MFI threshold at which PuSH would be required.** The banks may be able to clearly indicate the price point at which they can assemble 100% private funding.
- Why aren't **AHARs being used for the HUD homeless definition** work?
- The discrepancy between PIT Count and AHAR data is massive. Whatever multiplier is used doesn't get close to capturing that. **Is there a way to look at PIT Count and AHAR data to get to a more robust, reliable number?**
- By relying on **PIT Count, will be dramatically under producing.** There are 3 very different numbers from PIT, AHAR, and McKinney Vento. **Rather have more units than not enough.**
- Would hesitate to spend more money to have better count of a population that is inherently tough to count. **Need something that can intersect between PIT Count and AHAR.**
- To what extent are underproduction and those experiencing homelessness two sides of the same coin? **If underproduction reflects overcrowding, that population might otherwise fall into the homelessness category.**
- It's a challenge that **homeless populations aren't reasonably reflected in Census data.**

Changes to Allocation of Units Outside of UGBs

- **Why are you choosing to allocate inside and outside the UGBs?** Per the HNA process, jurisdictions can meet their housing needs by either **increasing density, expanding the UGB, or a combination of both.**
- With OR land use system, **not supposed to build new housing outside UGBs** unless areas to be expanded by making UGB larger. Traditionally, not assumed that housing needs are met with new production outside of UGBs as it **isn't typically to accommodate affordable housing.**

Transportation Cost Tradeoffs

- **Transportation and housing choice are strongly linked.** This needs to be acknowledged and incorporated into the process as it's an important feature of human behavior and reality of budget. Those in transportation business seem to be **unaware of how people are making these choices, so we have to educate people on this.**
- Similar to the **location efficient mortgage concept.** H+T is not yet a standard, but like 30% is a threshold for affordability, the H+T has been linked to something near 45%.

- This research project doesn't necessarily address transportation directly, but **transportation should be acknowledged in the framing for why regions are so important**. Buying affordable housing at the edge of a region has tradeoffs with transportation. **If households were better allocated where jobs are, then regions wouldn't be so big**. Acknowledge this when thinking of housing affordability.

Equity

- How does an **equity analysis inform the distribution of housing** need across a region?
- Include more **transparency about equity data**. Provide a **narrative to go with analysis** for people who may use the data from this project. The narrative can include what localities should consider and be mindful of. **Get ahead of what people will do with the data**.

Poll on Prioritization of Issues to Explore

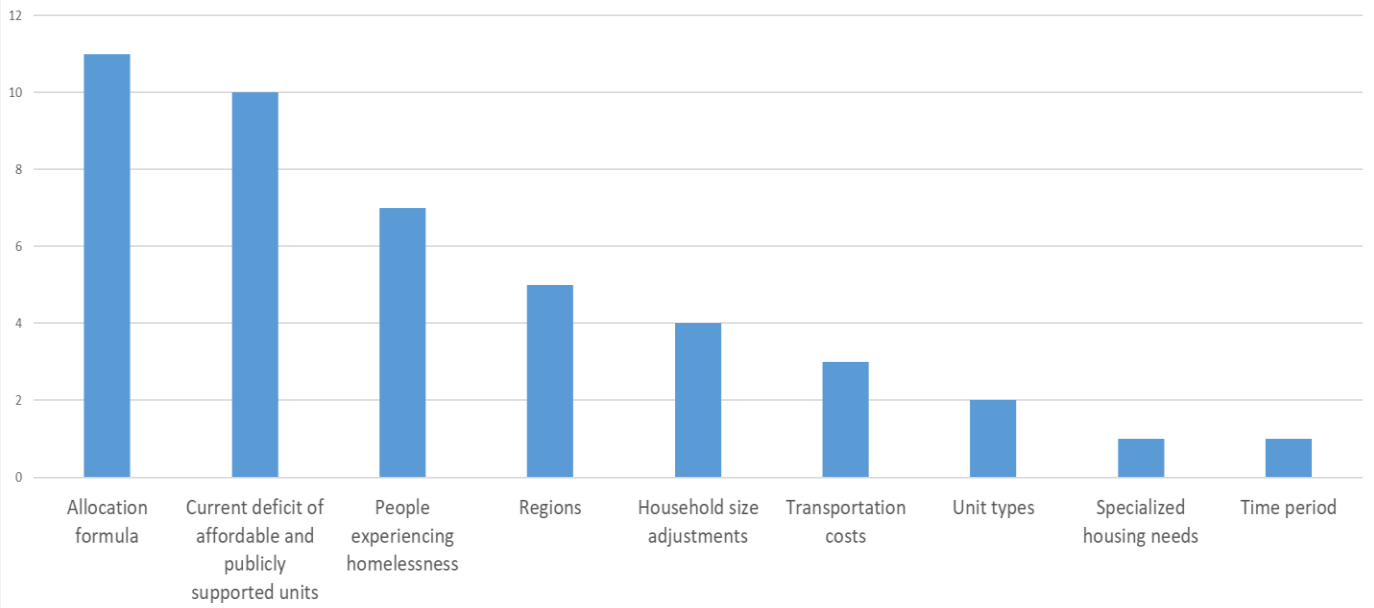
Project team grouped all of the problem areas identified with the current version of the RHNA into topic areas. The team explained that all of the identified topic areas will be addressed in the final report, and recommendations will be made where we have them for how each of the issues could be improved upon. The question at hand is how to prioritize the remaining time we have; what do we spend the most of our remaining time on improving and where can we make some faster decisions?

- It would be helpful to see the **anticipated resource needs for the priority topics**. While some may be time consuming and labor intensive, others may be less so and could be easily knocked out. **The important issues may require more time than this project has**.
- Could add **specialized housing need** as an area to explore.
- Could add **tradeoff of transportation costs and housing** as an issue to explore.
- An **equity lens should be applied to each of the issues/priorities**, not just as its own issue/priority.
- It's important to **understand the equity implications** of each of the issues/priorities.
- The issues with the **most impact on equity should be prioritized** and focused on. The results seemed to reflect that, but **the results could have been different if people knew to have equity at the forefront of mind**.

Results of the poll are on the following page.

Count of Votes

Votes across areas to prioritize with remaining research time



Subject Areas