

HB 2003 Advisory Committee Meeting 3: RHNA Version 2 Considerations

June 22, 2020



Who's on the call

Please unmute and present yourself (in the order on the screen):

Andres Lopez
Becky Knudson
Beth Goodman
Damian Syrnyk
David Williams
Dennis Yee
Dustin Nilsen
Emma Lowe
Ethan Stuckmayer
Gordon Howard
Josh Lehner
Kate Srinivasan
Kim Travis
Lorelei Juntunen

Mariah Acton
Marisa Zapata
Matthew Gebhardt
Megan Bolton
Michael Boquist
Mike Wilkerson
Nicole Stoenner
Nikki Hart-Brinkley
Rebecca Lewis
Shannon Singleton
Taylor Smiley Wolfe
Ted Reid
Tyler Bump

Purpose of meeting

- Provide context to RHNA as one element of housing planning system
- Update committee on revisions to RHNA
- Get input on technical questions
- Get input on implementation questions
 - How RHNA can best support integration of equity into system
 - Getting from housing need to what to plan for

Reminder: HB2003 Policy Purpose

“As a brief reminder, this bill is designed to improve our implementation of Goal 10, our statewide housing goal, so that we live up to its intent. Implementation of this goal requires that we “provide for the housing needs of citizens of the state,” and “...encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density.”

House Bill 2003 would help our state reach its housing supply needs as envisioned by our land use system, while providing local jurisdictions the resources they need to accommodate future growth.”

-Tina Kotek, Testimony in Support of House Bill 2003, April 2, 2019

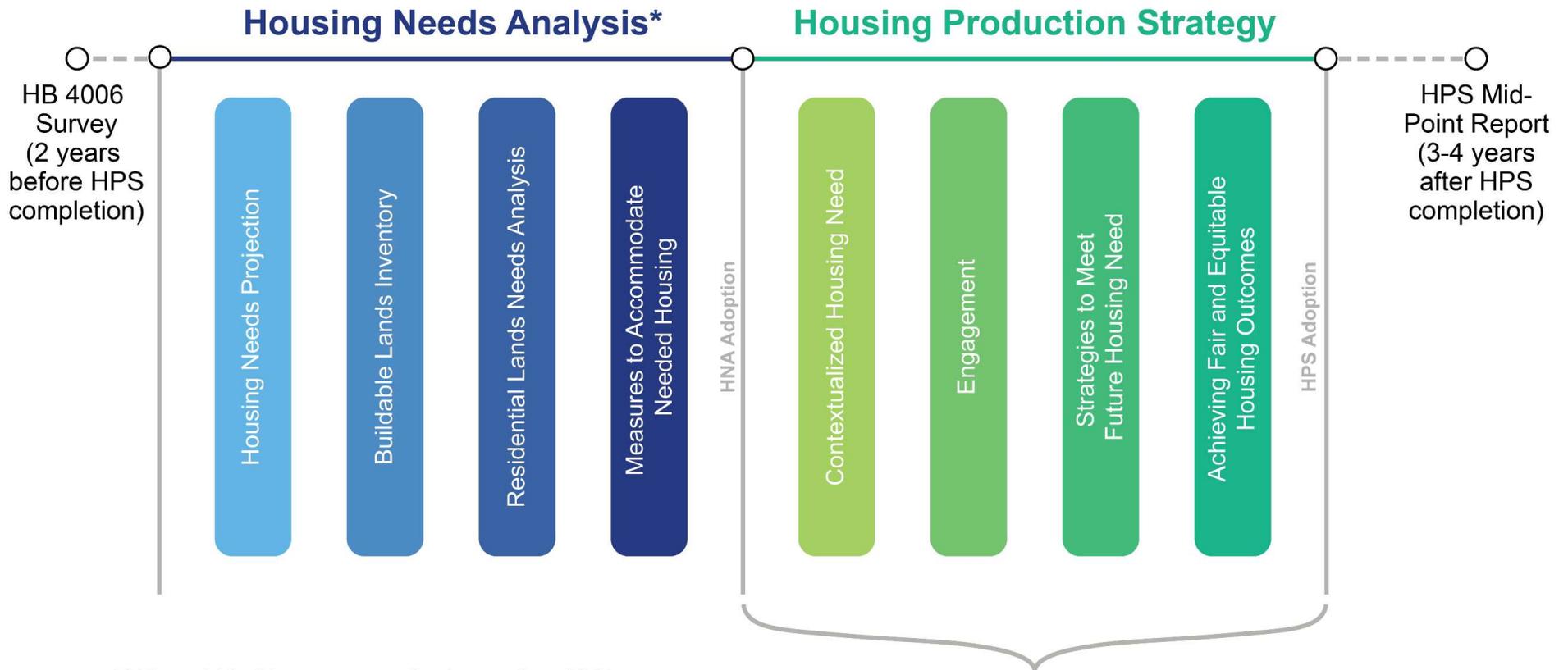


Housing planning in Oregon - DLCD

- What existed before HB 2003
 - Local HNA
 - Housing Needs Projection
 - Buildable Lands Inventory
 - Residential Lands Need Analysis
 - Measure to Accommodate Needed Housing
- New HPS and where that is at
- Relationship between RHNA and HPS

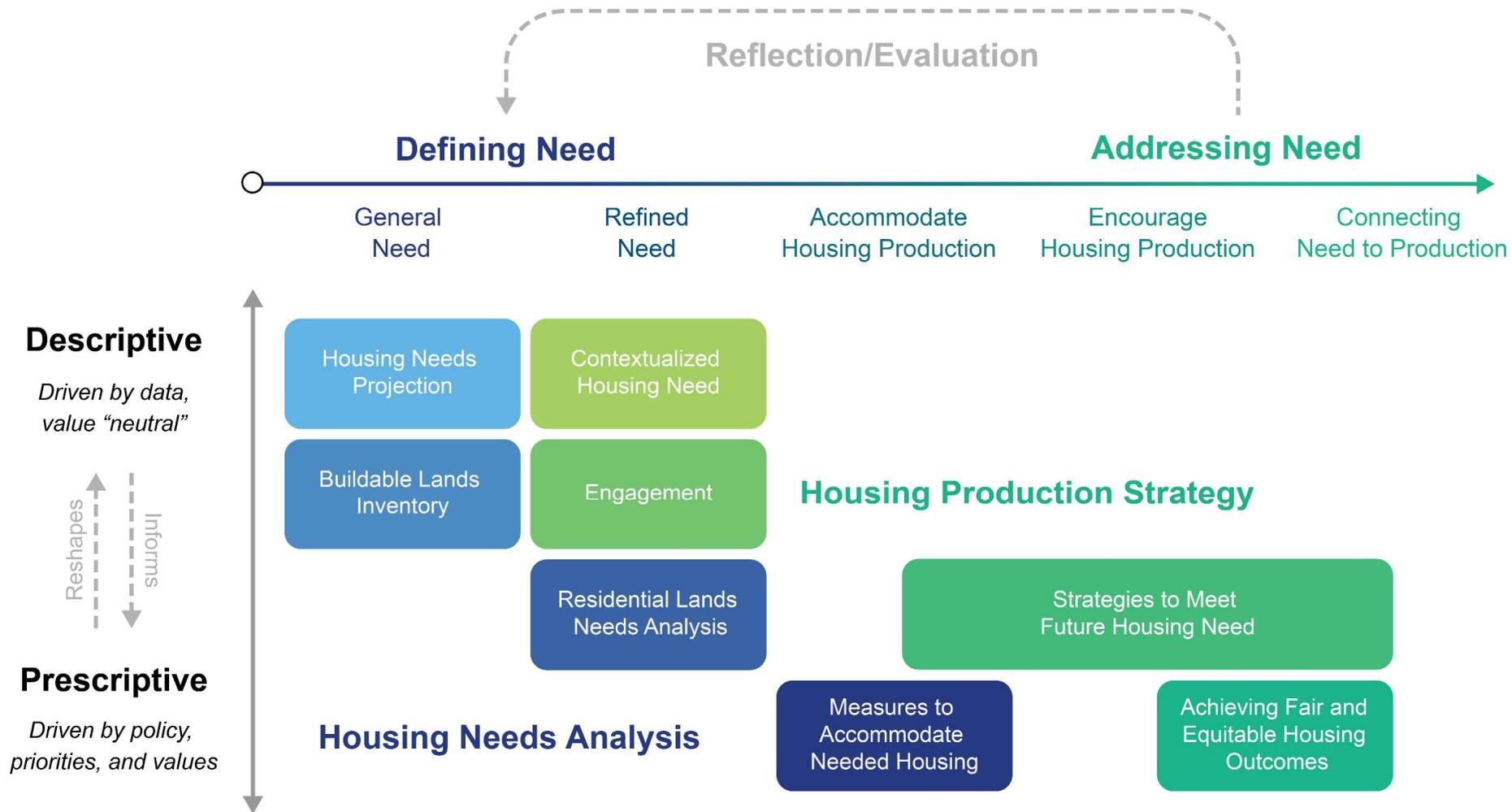


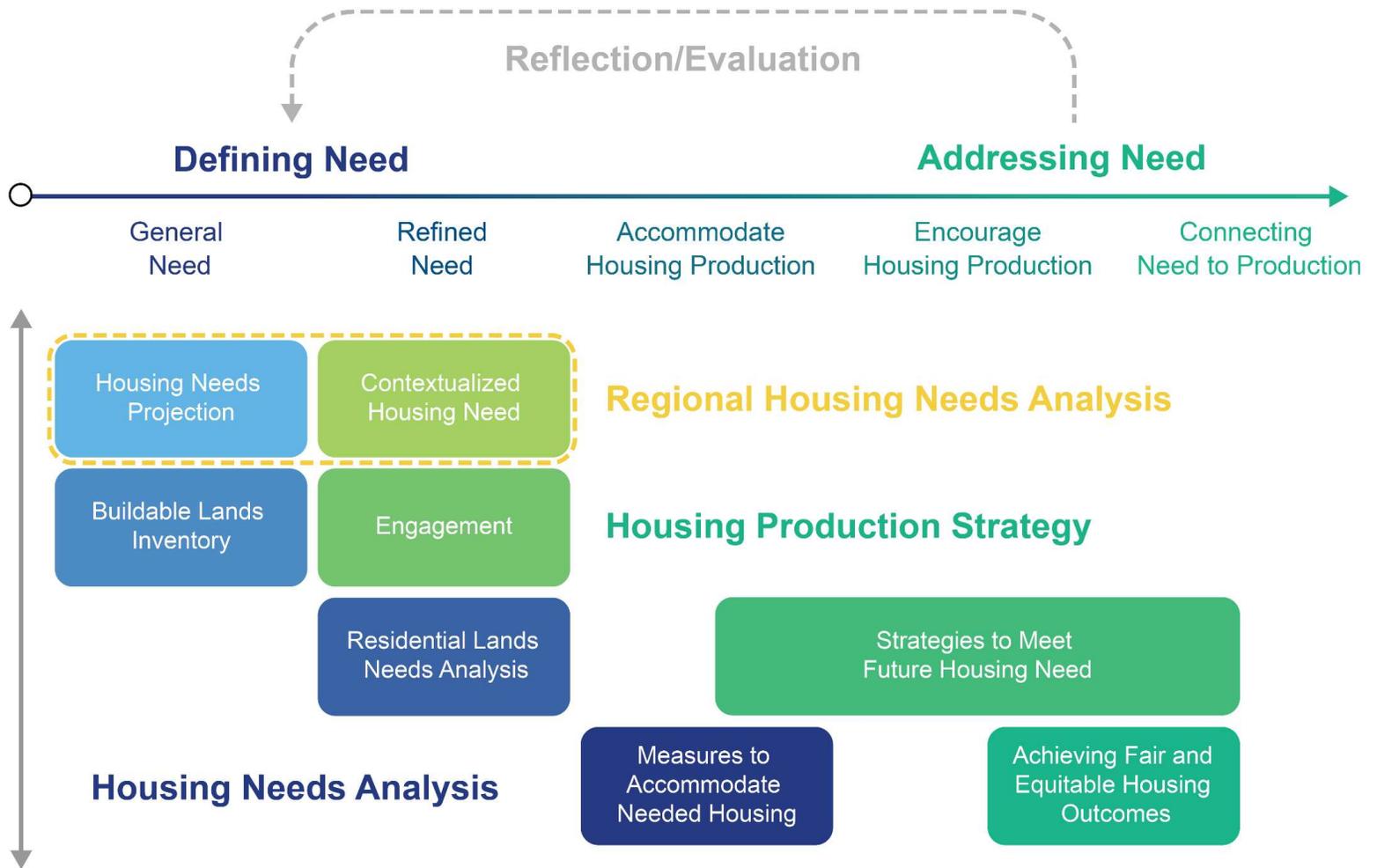
Housing Needs Analysis and Housing Production Strategy Timeline for Cities



*Cities within Metro are required to update HNAs every six years, cities outside Metro must update every eight years.

Must complete within one year of HNA Adoption





RHNA in housing planning system

- What we ask RHNA to do should support a comprehensive view of housing planning system
- RHNA useful for Housing Needs Projection, but e.g. missing key elements like BLI to get to housing type
- RHNA creates estimates of housing needs of population, which can be different than what units and assistance are needed to meet that need
 - e.g. Population's housing need at 0-30% AMI = units constructed at 30-80% + housing vouchers



Broader Equity Issues in Housing Planning System

Imagining the RHNA and the system as a whole

*O, let America be America again—
The land that never has been yet—
And yet must be—the land where every man is free.*

...

*Out of the rack and ruin of our gangster death,
The rape and rot of graft, and stealth, and lies,
We, the people, must redeem
The land, the mines, the plants, the rivers.
The mountains and the endless plain—
All, all the stretch of these great green states—
And make America again!
- Langston Hughes*



Where OHCS started

- Original legislation: intent to increase equity by addressing issues of affordability across geographic locations
- + examination of how unmet housing need differs across varying demographics*

Housing Need

- Rent (and severe) burden
- Housing type
- Tenure
- Homelessness**
- Household income distribution

Demographics

- Race/ethnicity
- Limited English proficiency (LEP)
- Seniors 65+
- People with a disability
- Household type
- Family size

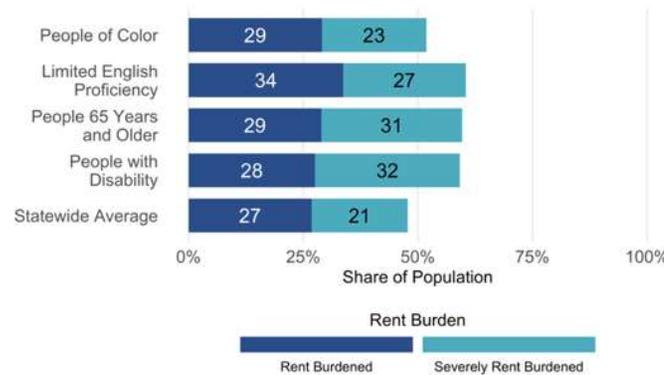


Examples of analysis (full report in progress)

Summary comparison across demographic categories

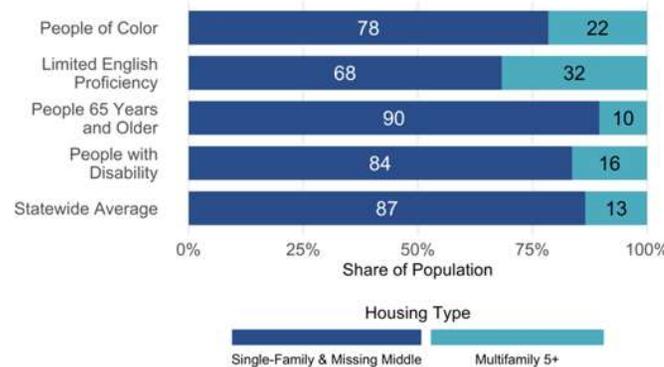
Report will have this at statewide level, and for each region:

Exhibit 1. Rent Burdened and Severely Rent Burdened, 2018



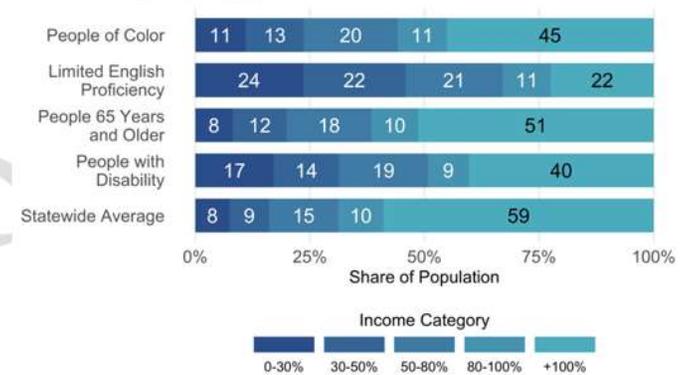
Source: U.S. Census PUMS, 2018

Exhibit 3. Housing Type, 2018



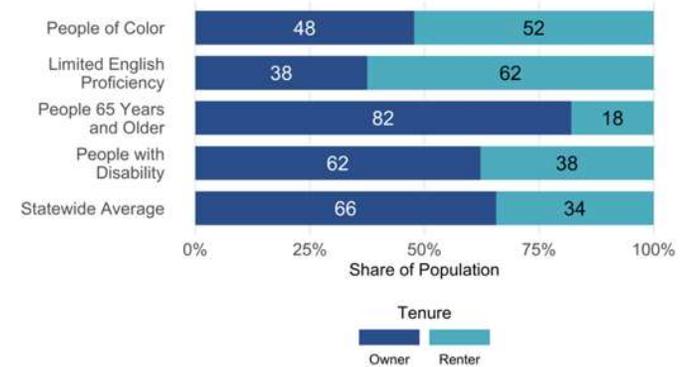
Source: U.S. Census PUMS, 2018

Exhibit 2. Household Income Distribution, 2018



Source: U.S. Census PUMS, 2018

Exhibit 4. Tenure, 2018



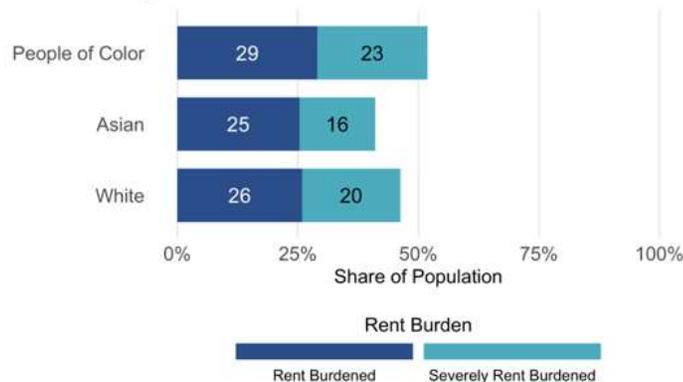
Source: U.S. Census PUMS, 2018

Further examples (full report in progress)

Comparison within each demographic category: e.g. people of color (pictured here), LEP, seniors, family type etc.

At statewide level, and for each region

Exhibit 33. Rent Burdened and Severely Rent Burdened, 2018



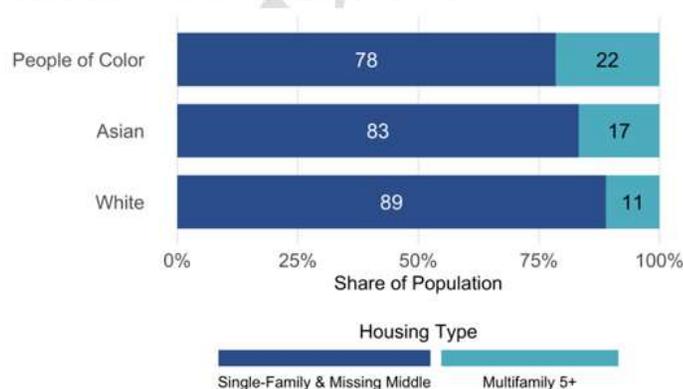
Source: U.S. Census PUMS, 2018

Exhibit 34. Household Income Distribution, 2018



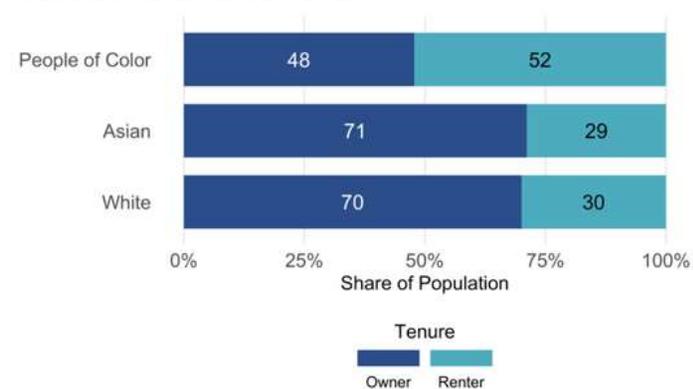
Source: U.S. Census PUMS, 2018

Exhibit 35. Housing Type, 2018



Source: U.S. Census PUMS, 2018

Exhibit 36. Tenure, 2018



Source: U.S. Census PUMS, 2018

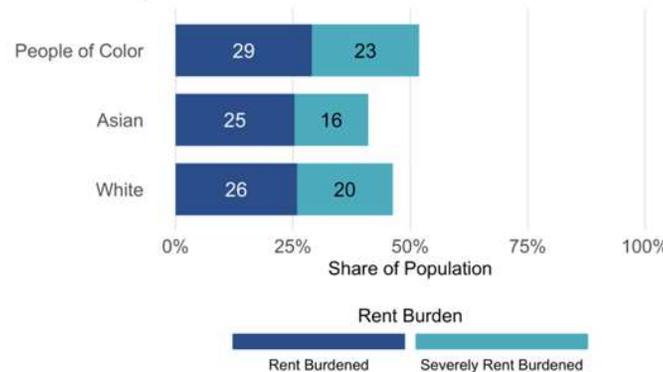
Further examples (full report in progress)

Report for each race/ethnicity at the statewide level

Will also have this broken down across "Asian" subgroups at statewide level

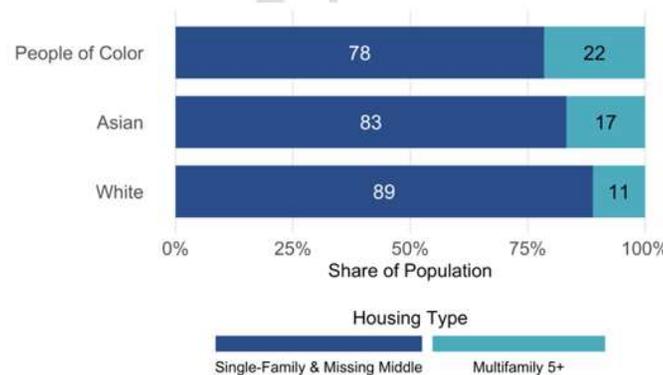
And for each race/ethnicity that is available at the regional level

Exhibit 33. Rent Burdened and Severely Rent Burdened, 2018



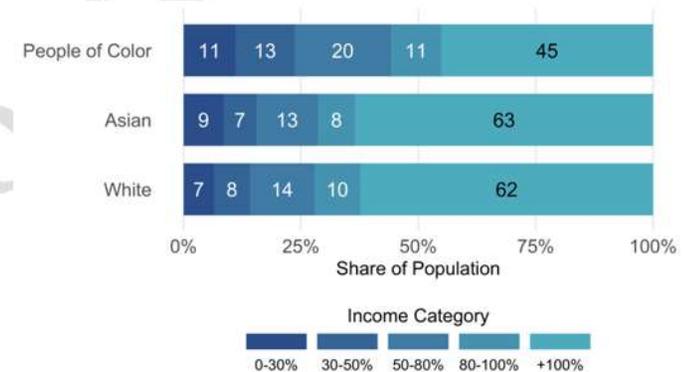
Source: U.S. Census PUMS, 2018

Exhibit 35. Housing Type, 2018



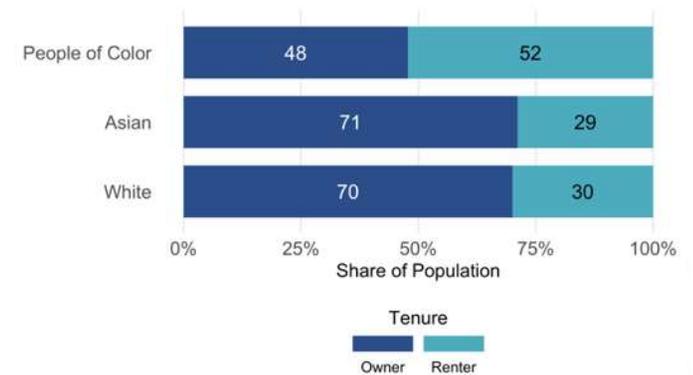
Source: U.S. Census PUMS, 2018

Exhibit 34. Household Income Distribution, 2018



Source: U.S. Census PUMS, 2018

Exhibit 36. Tenure, 2018



Source: U.S. Census PUMS, 2018

Incorporating equity into RHNA

- Incorporating estimate of housing need for populations experiencing homelessness
- Household size adjustment
- Focus on getting the question of equitable distribution of all affordable housing within a region right
 - Not projecting past local trends in income distribution
 - Accounting for historic underproduction, and underproduction by income bracket



Recommendations

- Including recommendations for better data to be able to account for:
 - Tribal housing needs
 - Accessible housing for people with disabilities
 - People experiencing homelessness (Improved PIT count, improved data management across all state providers)
 - Improvement of equitable distribution of affordable housing
- Agricultural workforce housing task force currently underway at OHCS to research needs



Additional concerns we've heard

- Specialized housing needs for older populations
- Quality of housing
- Preservation of existing affordable housing
- Student populations
- People of color



Equity in larger planning system

- If RHNA is only piece of system to incorporate equity, and RHNA does not end up being continued in future, that's the end of the inclusion of equity into housing planning
- DLCD: equity in the larger housing planning system
- How can RHNA best support that?



Next steps

- Finishing touches to RHNA methodology (June)
- Re-running RHNA for all regions and cities (early July)
- Writing up report of methodology and results (June – Aug)
- Reviewing report with stakeholders & joint engagement w/DLCD (Sept – Oct)
- Survey of local jurisdictions (Sept – Oct)
- OHCS Summary of Findings and Recommendations (Sept – Dec)
- OHCS submits report to legislature with results (March 2021)
- DLCDC submits report to legislature with recommendations (March 2021)

