

HB 2003 Stakeholder Engagement – Discussion and Zoom Chat Notes

Date: Wednesday, May 27, 2020

Location: Zoom

Clarifying Questions

What clarifying questions do you need answered in order to help the project team to prioritize our remaining time?

Equity

- Use of **ethnic and racial data in understanding housing needs** and being a basis for formulation of long-term policy.
- One of the critiques of the California RHNA system was that **a minimum requirement of X% for affordable housing in all cities/counties actually achieved a more equitable distribution of housing than a complex methodology**. A flat estimate could also be easier to gain political buy-in. Is this something we can run the numbers on to understand the outcomes and impact to equity?
- Between now and the finish line, **framing up the policy questions, decisions, and discussion** for the legislature is the most important next step. Biggest data/methodology gap between now and then is **equity analysis and distribution**.

Regions

- Clarification on how regions will inform allocation. **Does allocation have to be directly to city/county level?**
- Is there a reason **Crook and Jefferson counties aren't part of the revised region?** It looks like cities in those counties are part of the commute shed.

Allocation Formula: Allocating Underproduction + Publicly Supported Housing

- Will there be any **requirement for the local jurisdictions to actually build the units they need** (required UGB expansion to accommodate the need)?
- How would this analysis **incorporate availability of housing vouchers and other types of rent assistance that help lower income households** afford and access market rate units? This would impact the number of units needed to meet the need of very low-income households.

Allocation Formula: Growth Outside of UGBs

- How **unincorporated housing needs** are allocated to cities?

Allocation Formula: Other

- In the allocation method, how **transportation is or is not accounted for?**
- Are we **adequately addressing the commuter question?** Are we accounting for people that would rather live closer to their jobs but they cannot find housing in those cities?
- Given this virus, why aren't you thinking about housing and jobs as one? **How are work from home trends incorporated?**

- How are **tradeoffs considered between transportation and housing costs** (building more housing closer to job centers will decrease transportation costs)?
- **What are the trends?** of need? of cost? of impediments?
- The **“jobs/housing” balance has not been shown to result in reducing commute patterns or reducing GHG unless the cost of housing is tied to the wages of jobs.** And, people change jobs far more often than they move, and choose where to live for many reasons (e.g., schools), so approaching “jobs/housing” as **a simple ratio will likely not be successful in achieving the objectives** of the legislation.

People Experiencing Homelessness

- Homelessness has increased by 49% in the last 3 years in Lane County. **Where is the fire in the belly to address this crisis?**
- Has **HMIS been considered as a data source?** It is a statewide mechanism for capturing data on homelessness. Like the other sources, it's not perfect, but it could help us get closer.

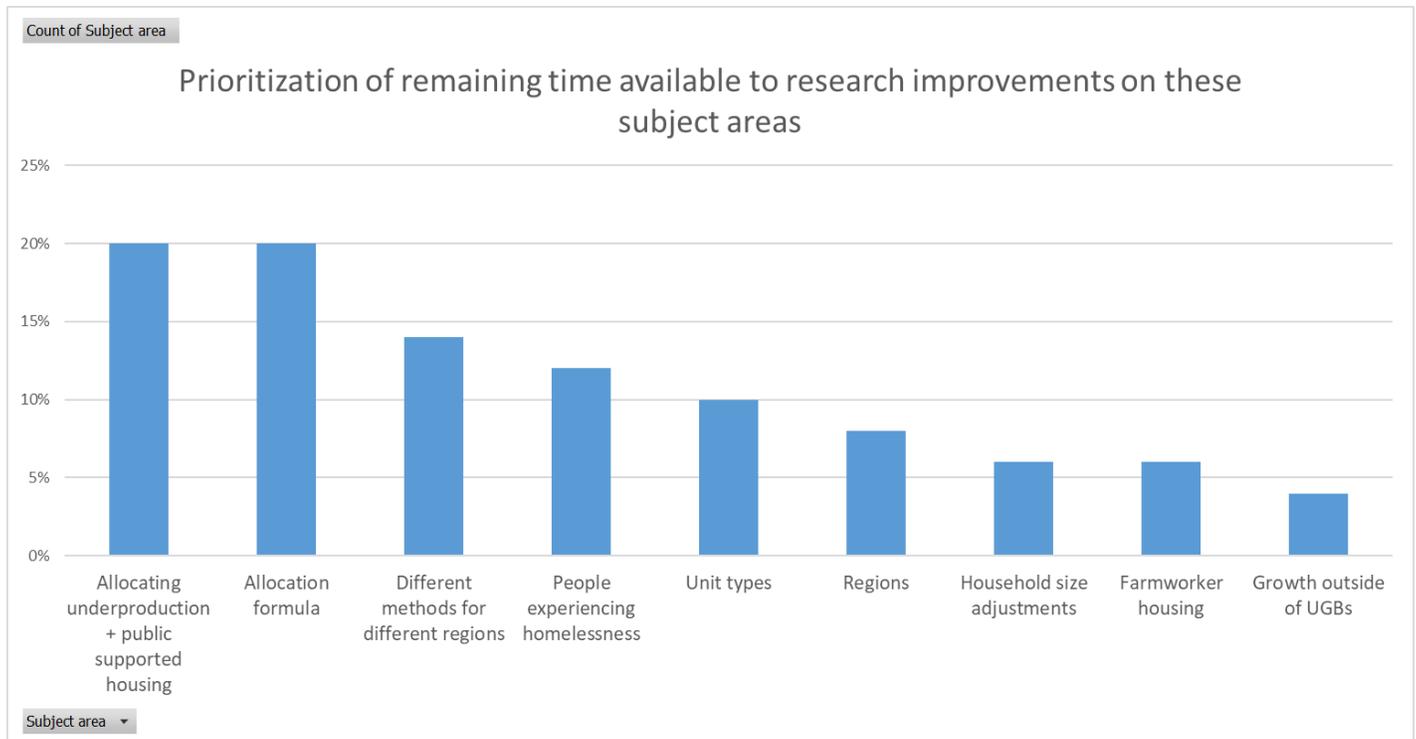
Other

- Is the **RHNA likely to be replicated** in the future years in OR?
- **Is conversion of future population to future housing based on distribution of housing type of recent supply?** Concern about conversion of future population using housing units to housing type is that it might not take into account trends in HH size and the distribution type is based on recent supply which is problematic. **It would be nice to have a demand-based distribution.**
- Can you give us an idea of what the **capacity limitations** are at OHCS and DLCD in regards to this work?
- Whether the **RHNA will supersede or augment** (even for a limited period of time) local HNAs? A primary value that the RHNA provides, is its examination of underproduction, which is critical to understanding true housing need.
- Do you have an idea on the **options you are framing up for the legislature** at the end of this report?
- What about measures to **preserve existing affordable housing supply?**
- **Beyond the data, what are you doing/thinking about/envisioning for real solutions?** In Lane County, Homes for Good is building a 51 unit building at 250K per unit. Meanwhile, 2000 plus are unsheltered most nights in Eugene. **We need 10, 20, 30K housing NOT 250K.**
- Would this analysis identify the **need for farmworker housing** or what is available throughout the state?

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, as seen in the May 14, 2020 document “Task 4 Approach” aka “Further Explanation of This Stage of Work”. 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. No issue will remain unexplored. 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 necessarily faster decisions?



Final Feedback/Comments

What is the one thing you want to make sure OHCS understands from your vantage point about the RHNA coming out of this meeting?

- How **implementation** fits with other requirements is key for success or failure.
- The need for **data on race and ethnicity**.
- Fair share.
- The **breadth and depth of impediments that prevent real progress**. The trends are all in the wrong direction and it has become part and parcel to our cultures of destruction.
- Don't want to see this work sit on a shelf.
- Appreciate the work to develop measurements that will bring consistency to this process. Want to see that the **applicability to unincorporated areas is clear**, because Washington County has more than a quarter million people living outside of cities.
- **Some cities may not be as receptive** to have more housing within their borders.
- Creating **opportunity for having a home** and for builders to build homes.
- Ensuring we are **building for our lowest income neighbors** at 0-30% AMI.
- Spend time on all the **impediments which prevent meaningful success** in addressing our woefully inadequate housing.
- **Innovation without money is far more productive** than money without innovation.

- As we see the direction of the fiscal state of OR, **the report should include forward recommendations.**