

# RHNA Advisory Committee

## Feedback Session for Stakeholders

April 24, 2020

Kate Srinivasan, Senior Research Analyst

Mariah Acton, Strategic Business Analyst

**Welcome!** Up until 1pm we will unmute all participants for casual conversation. To ensure everyone gets the same information, we will wait to answer questions of substance until after the session official starts. We do not have video capability for participants (sorry!).

Please double-check your name on your account, and use **rename** to put your full first and last name. Affiliation is helpful, but optional. (ie: Kate Srinivasan, OHCS)

We encourage you to use the **Q&A function** to provide comment and questions.



# Objectives

- Hear feedback on the development of the RHNA to date as presented to the Advisory Committee 4/21
- Answer clarifying questions raised since the advisory committee meeting
- Collect any pressing concerns stakeholders have
- Open up space to gather input around parts of methodology that are able to be influenced at this point



# Agenda

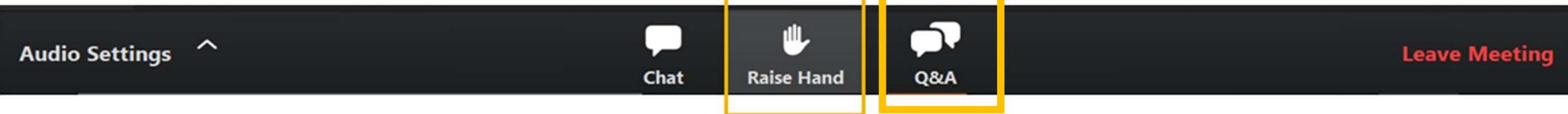
- Background
- Answer clarifying questions:
  - What happens after this project
  - Data sources and limitations
  - Underproduction
- Answer clarifying questions and hold brief discussion:
  - Homeless
  - Unit types
  - Allocation
  - Equity



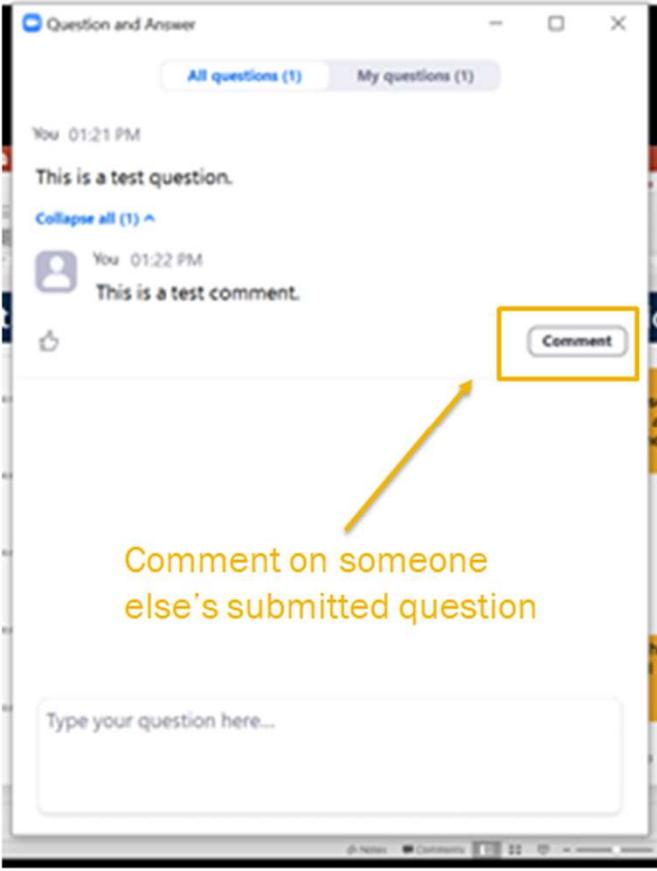
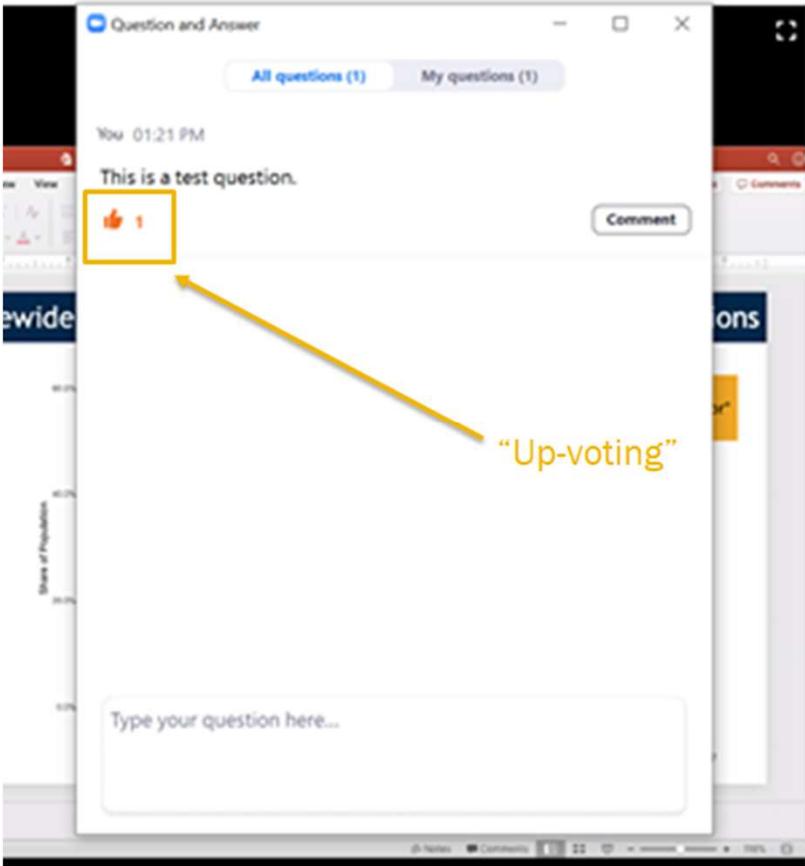
# Webinar Participation

To maximize bandwidth, all participants are automatically in attendee mode, which does not offer video function and is in mute. We all unmute everyone during discussion slides.

Please use the **Q&A feature** primarily, **Raise Hand** to get in a que to ask a question or comment verbally.



# Webinar Participation: Q&A

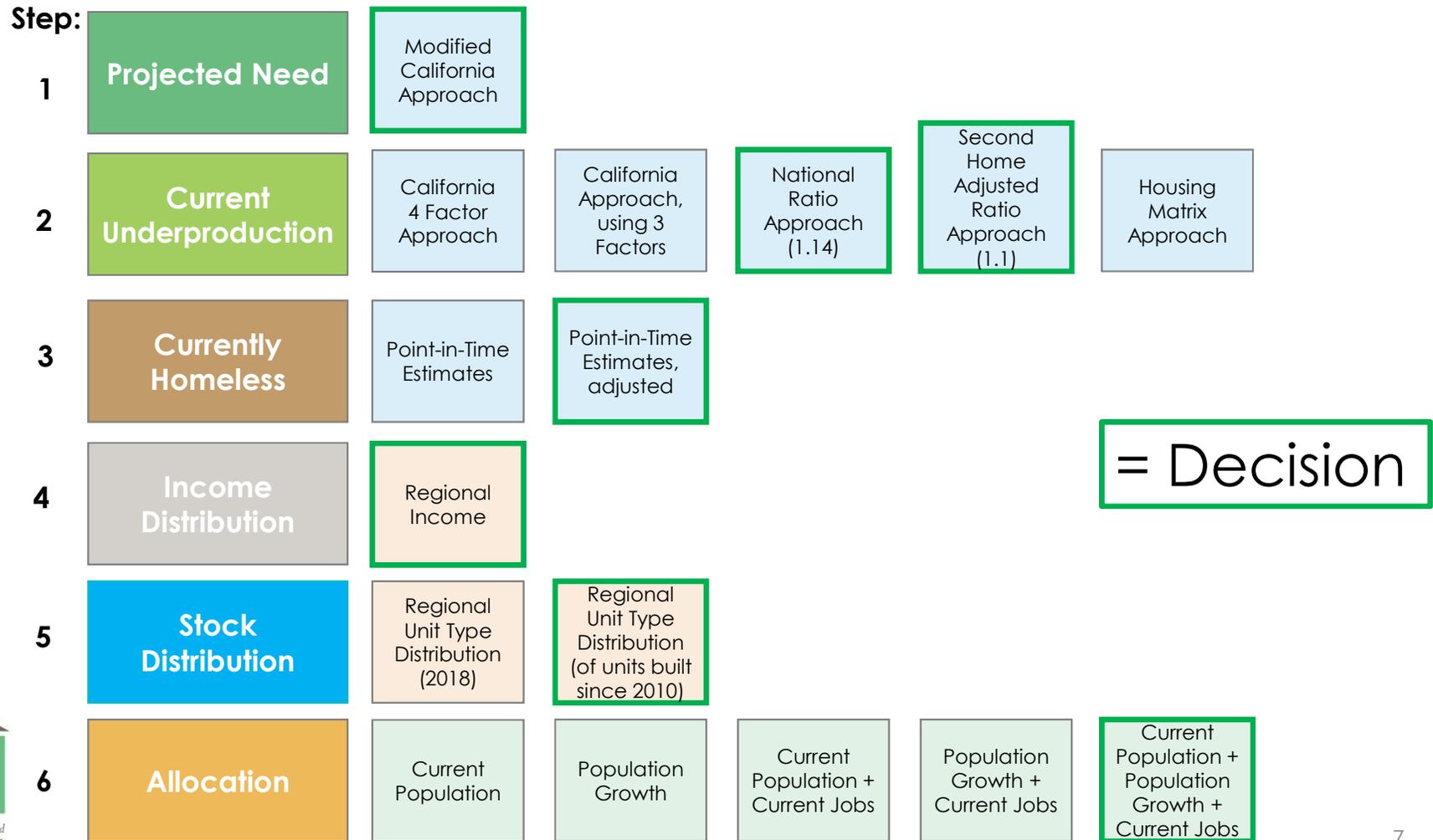


# Background

- Stage of process  
<https://www.oregon.gov/ohcs/Pages/rhna.aspx>
- Places for influence
  - Current methodological elements
  - Desired additions to methodology
    - Prioritization
    - Practicality



# RHNA Methodology Decisions



## Summary of Areas We Want to Improve in the RHNA

- Regions may not represent housing markets accurately
- Results in a large number of units needed at below market rate rents
- Approach to allocating unit types may not reflect actual or desired unit type allocation
- Underproduction approach does not make up for historical underproduction of affordable units
- Approach to addressing equitable distribution of publicly supported housing
- One-size fits all approach
- Does not reflect changes in affordability over time (filtering)
- No consistent approach to remedying housing inequities



# What happens after OHCS creates this RHNA?

## Questions we've received:

- If/when we might get access to data & methodology to explore possibly using similar methods for local HNAs
- How often will the projected need be calculated in order to reflect market trends and demand?



# Data sources & limitations – questions received

- Can data be identified by county?
- Does this analysis take into account the 5.5% increase in housing cost due to lack of housing that EcoNorthwest identified in last year's report?
- The new proposed "region" map is improved, but am wondering how commute sheds were used?
- Another possible data set is the survey info required under HB 4006 (2018). I'm seeing about 25% need publicly supported housing.
- Does this account for demographics shifts like the increase in the population of older adults?
- ❖ In my opinion, the newer regions better reflect "commute sheds" within the Willamette Valley. For example Salem-Albany/Corvallis - Eugene. You can live in any of the three and commute to the other.



# Underproduction – questions received

- Are the underproduced units checked against historical production levels at all?
- How does this underproduction relate to the 155,000 units of underproduced housing that ECONorthwest identified in last year's report?
- Is commute or jobs/housing imbalance considered when estimating underproduction and allocation within regions?



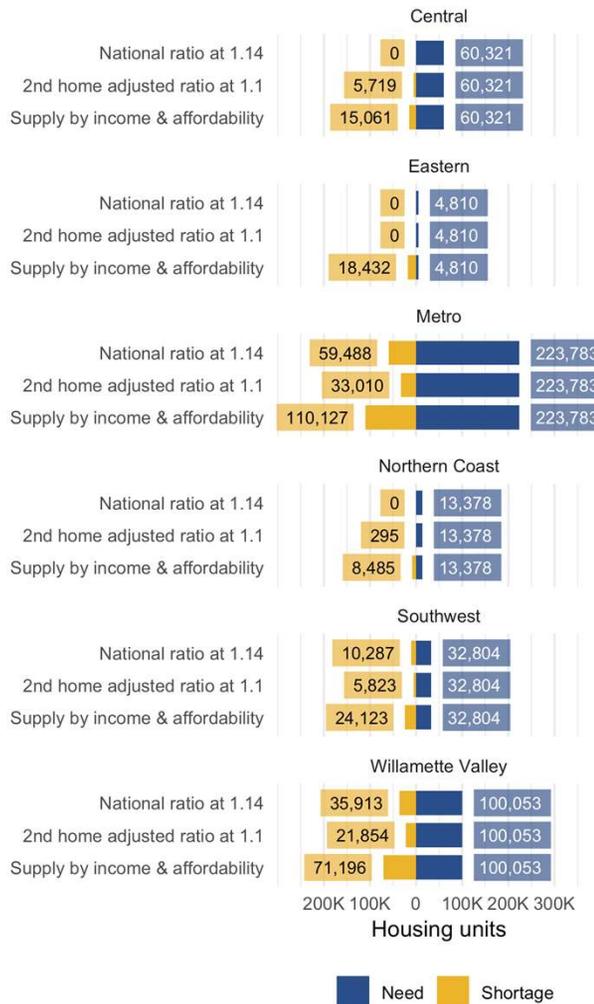
# RHNA Step 2: Underproduction – Preferred Approaches

## Comparison of Underproduction Totals

Ratio @ 1.14 = 106k units

Ratio @ 1.1 = 67k units  
(removes 2<sup>nd</sup>/vacation homes)

Housing Supply by income & affordability = 247k units



# Total Units for 20 years

Future Need + Current Underproduction of Housing + Homeless  
= Total Units (20-years)

Region	Future Need	Current Underproduction of Housing	Underproduction Ratio (target)	Homeless	Total Units (20-years)
Central	60,321	5,719	1.05 (1.1)	1,423	67,463
Eastern	4,810	-	1.21 (1.14)	515	5,325
Metro	223,783	59,488	1.06 (1.14)	8,375	291,646
Northern Coast	13,378	295	1.09 (1.1)	1,756	15,429
Southwest	32,804	10,287	1.09 (1.14)	2,920	46,011
Willamete Valley	100,053	35,913	1.06 (1.14)	6,984	142,950
<b>TOTAL</b>	<b>435,149</b>	<b>111,702</b>		<b>21,973</b>	<b>568,824</b>

# Homeless

## **Comments received:**

- Estimated number of people experiencing homelessness to help local jurisdictions plan to meet need.
- Counting of people experiencing homelessness

Are there other specific questions or concerns around how homelessness is accounted for in our methodology?

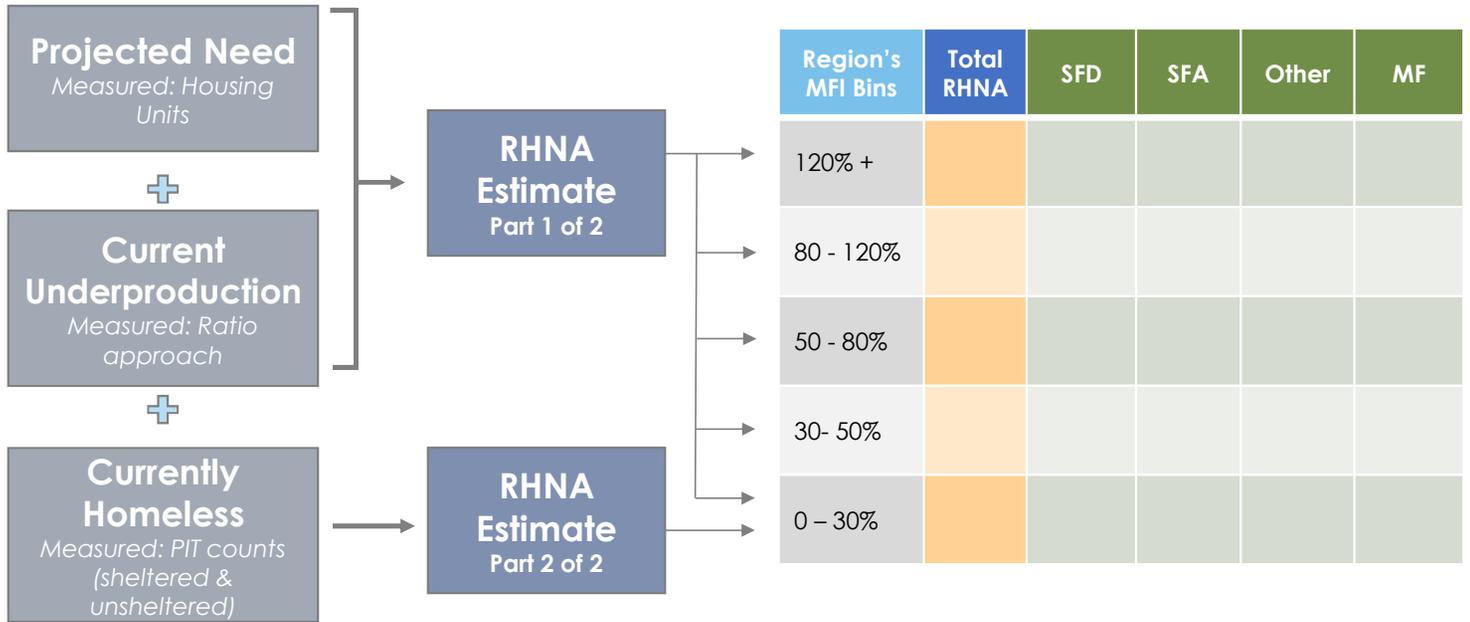


# Unit types – questions/comments received

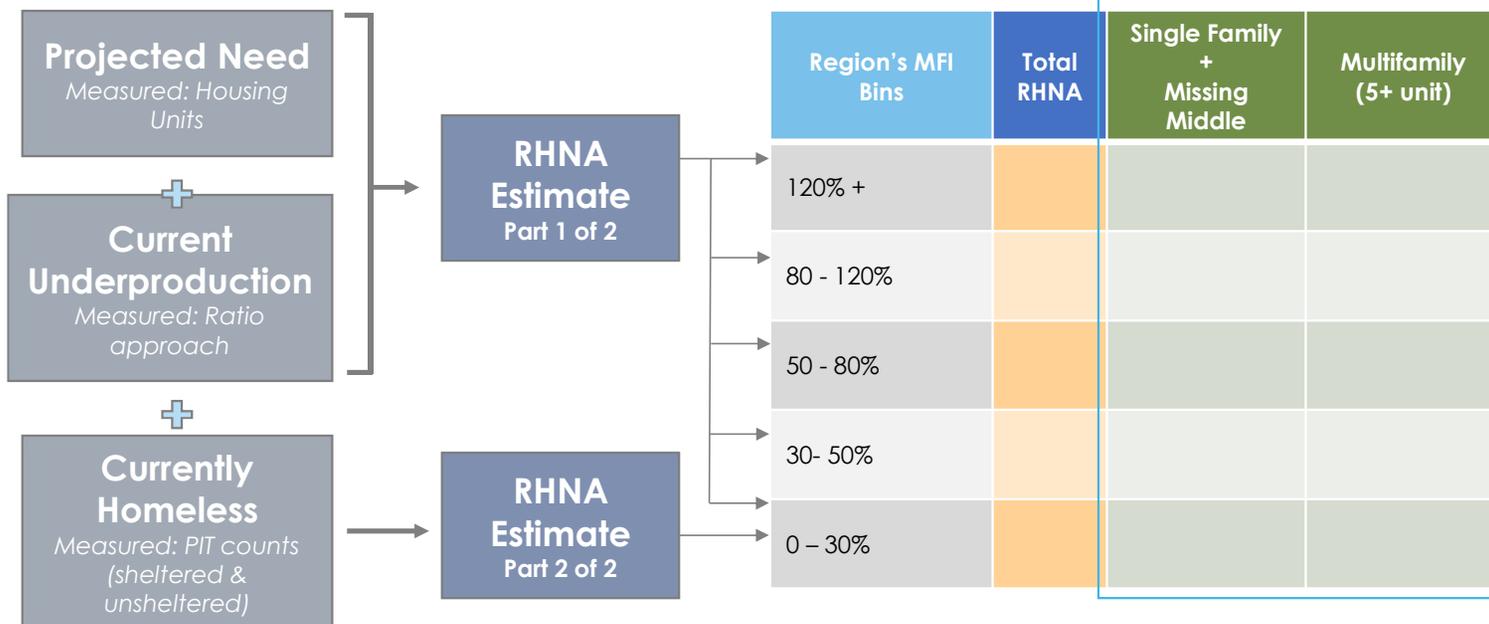
- In unit types, where do manufactured housing communities fit in?
- Since the DLCDC Rulemaking and bill assumes only 3% missing middle, how do these charts reflect that issue?
- ❖ Have you considered renaming multifamily category to better capture the full range of units type in that category? I note in particular that in the Eastern and Northern Coast region, there are more "other" in the old methodology than "multifamily" in the old. *(by the way, Which methodology is the old methodology?)*
- ❖ I like the idea of changing housing types-- also because the distinction between single-family attached and multifamily is often hazy and based on tenure rather than housing type.
- ❖ How to approach allocation of housing unit types that assumes flexibility for local jurisdictions?



# Unit Types: RHNA Methodology



# Unit types: RHNA Methodology



We suggest changing housing types:

- Data about housing types is often poor quality
- House Bill 2001 will change the way we plan for housing types
- Increases implementation flexibility

Regional

Local Allocation



OREGON HOUSING and COMMUNITY SERVICES

# Unit types - discussion

Does it make sense to keep unit types as a part of what the RHNA is responsible for allocating?

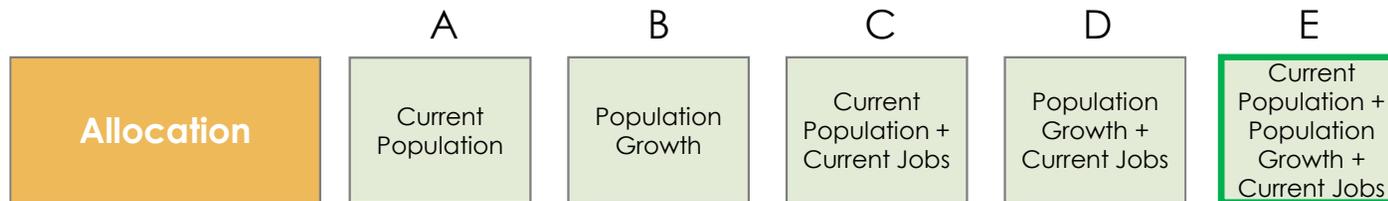
➤ Or are affordable income bins enough?

# Allocation – questions received

- Understanding the diff in needed units based on the diff approaches. Why does pop forecast result in significantly diff need?
- How transportation costs were accounted in the methodology, at all. My hunch is they can be addressed as part of the jobs/housing mix, but I'm curious if that was intentionally thought through or not.
- Is commute or jobs/housing imbalance considered when estimating underproduction and allocation within regions?
- What does the model do with urban unincorporated areas? For instance, Washington County has 250,000+ people.
- Will the city-level distributions of 20-year regional housing need apportion need by affordability/income level and housing type?
- ❖ To address the desire not to over-allocate housing to rural areas, is there a way to build in flexibility in the way allocation is pushed down within regions?
- ❖ Current population projections might inadvertently exacerbate this problem [of jobs/housing/commute imbalance]. To the extent projections are based on historical trends, the existing shortage appears as an artificially low slope in population growth (along with an artificial high slope in surrounding cities). Projections of historical trends are in danger of continuing if not exacerbating that "error" or gap between the current growth rate and the desired.



# RHNA Step 6: Local Allocation Approaches



A: Allocate based on current population

B: Allocate based on 2040 population growth

C: Allocate based on current population (50%) and based on current jobs distribution (50%)

D: Allocate based on 2040 population growth (50%) and based on current jobs distribution (50%)

E: Allocate based on current population (25%), based on projected population growth (25%), and based on current jobs distribution (50%)

# Allocation: Sample City Approach Comparison

UGB	E Current Population, Population Growth, and Current Jobs		A Current Population	B Population Growth (2040)	C Current population and Current Jobs	D Population Growth and Current Jobs
Beaverton	13,200	Difference from reference approach →	20%	-30%	30%	5%
Bend UGB	29,300		-30%	14%	-14%	8%
Eugene UGB	24,200		0%	-15%	15%	7%
Gresham	11,400		59%	-29%	29%	-14%
Hillsboro	18,000		-9%	-12%	12%	11%
Hood River UGB	2,400		-13%	-25%	25%	21%
Portland	124,000		-17%	2%	-2%	7%
Roseburg UGB	3,800		-29%	3%	0%	16%
Salem/Keizer UGB	38,200		-16%	9%	-9%	4%
Tigard	10,700		-22%	-8%	7%	15%
West Linn	2,000		115%	-45%	45%	-35%

# Allocation – your thoughts?

Are we incorporating the right factors into the allocation calculation?

- REMINDER: we haven't played around with *balancing* the weights of the factors yet



# Equity – your thoughts?

What are your ideas for incorporating equity-related elements?

- *How does RHNA contribute data that would be helpful in cities' Housing Production Strategies?*
- *How can a RHNA equity analysis have an impact on the allocation calculation?*



# Next Steps

## Currently working to set dates:

- May meeting with stakeholders (2 hrs)
- June Advisory Committee meeting – option to listen in (2hrs)
- Early July stakeholder feedback session (2hrs)
- End of August: methodology completed
  - Reports on first and second stages of work completed
- September – October: review results with stakeholders
- September – February: work with DLCD on recommendations
- March 1: OHCS turns in final report of results to legislature,
  - DLCD turns in final report with recommendations to legislature



Thank you

