

HB 2003 Advisory Committee Meeting 2: RHNA Version 1 Results

May 20, 2020

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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

Listening in:

Sean Edging
Kevin Young
Samuel Garcia
Jes Larson
Jeff Frkonja
Palmer Mason

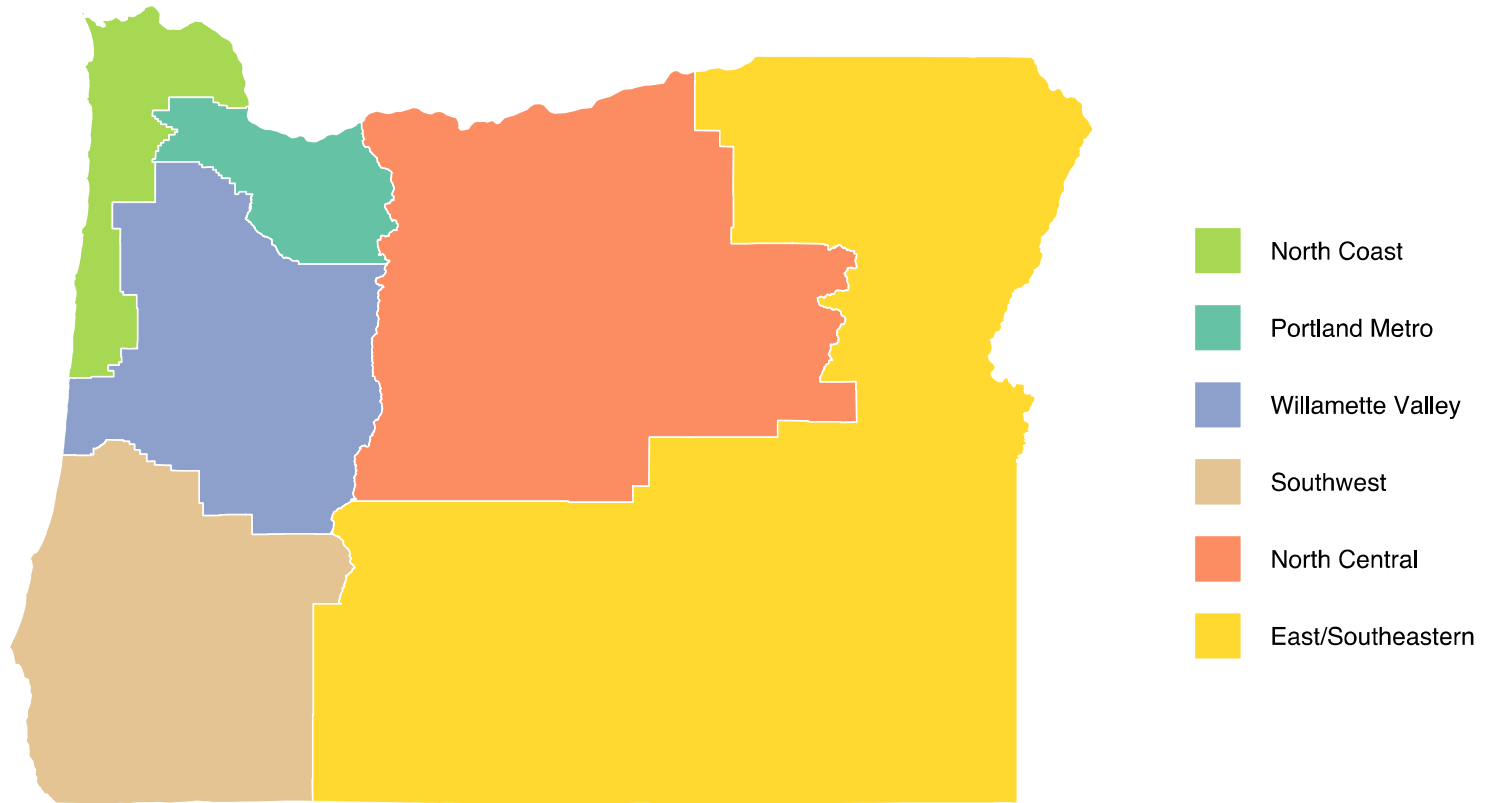
Purpose of meeting

- Review results of RHNA version 1
- Make sure committee members have enough understanding to make thoughtful contributions to our prioritization of issues to address in this stage of work
- Review Task 4 approach document: issues to address, add onto this list as needed
- Get committee feedback on prioritization of issues

RHNA Version 1 Issues to Explore

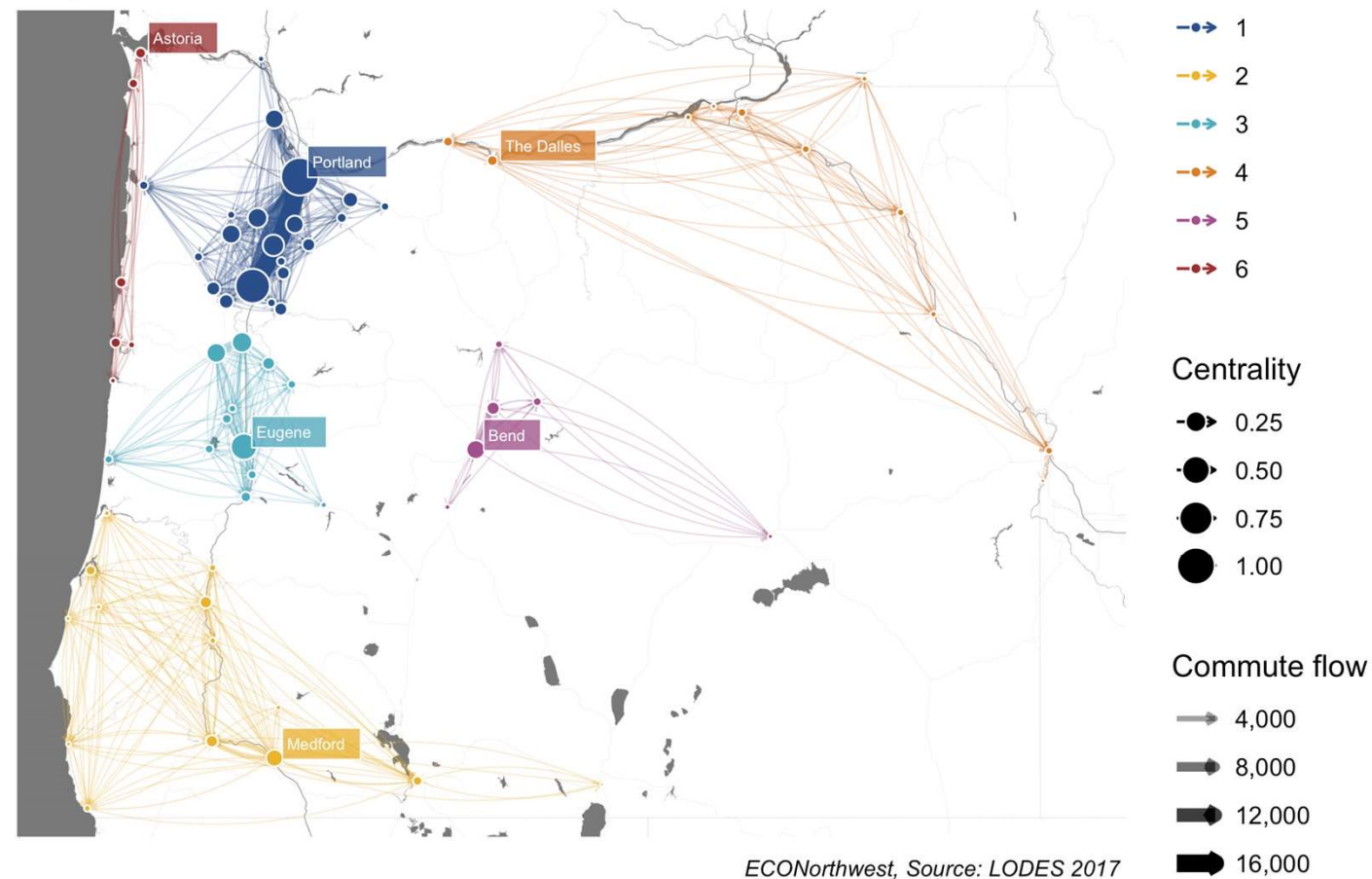
- Regions
- Unit types
- Time period
- Allocation formula
- Allocating underproduction + publicly supported housing
- Household size adjustments
- People experiencing homelessness
- Growth outside of UGBs

Regions used for RHNA Version 1



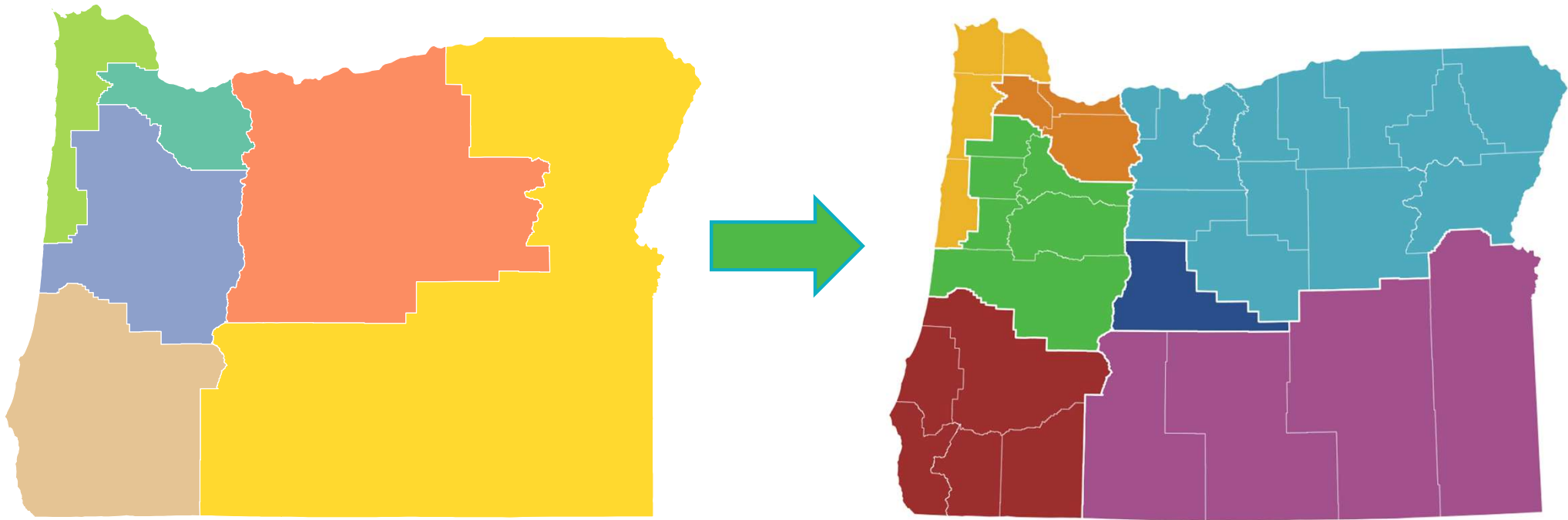
Investigating Commute Flows Statewide

Commute flow community detection Oregon, 2017

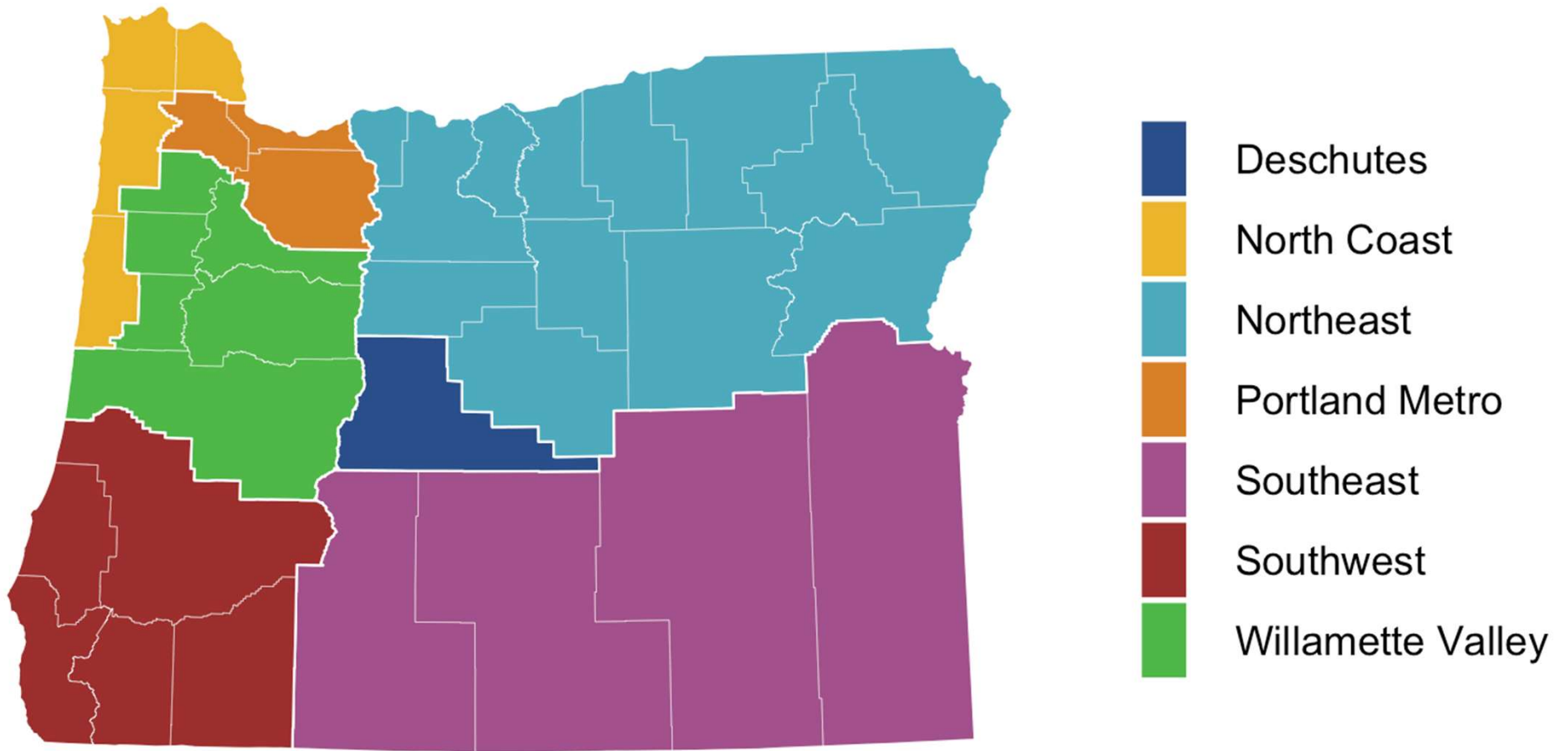


Notes:
Community: The grouping of nodes that display a statistically significant relationship with each other based on the volume of flow between them. Flows between different communities is not displayed.
Centrality: The degree to which a node serves as a major hub to other nodes within the network. Higher values denote more connections, and the node with the highest centrality within its community is labelled.

Potential Region Change



Adding Deschutes and Reconfiguring Northeast



Example RHNA using Deschutes region + Northeast region

Region	Underproduction	Future Need	Homelessness	Total Units	Existing Units	% of Existing Units
Deschutes	4,837	49,856	965	55,658	91,040	61%
Metro	59,488	223,783	7,053	290,324	755,565	38%
Northeast	-	15,312	461	15,773	110,906	14%
Northern Coast	295	13,378	1,478	15,151	94,907	16%
Southeast	-	289	206	495	54,219	1%
Southwest	10,287	32,804	2,459	45,550	230,053	20%
Willamette Valley	35,913	100,053	5,882	141,847	452,053	31%
TOTAL	110,819	435,474	18,504	564,798	1,788,743	32%

Example changes in the total unit allocation as a result in changes to regions

Example UGBs	Original	Add Deschutes	Deschutes + NE
Bend	28,670	30,918	33,670
Hood River	2,386	1,430	1,186

Potential Changes in Unit Types

- Should units be allocated by unit type?
- How well does regional unit production align with individual cities in a region?
- Use existing current sources of unit type data (RLIS and RVCOG) test the unit type allocation at the regional level to see how it aligns with recent development patterns in individual cities

Exploring Unit Type Approaches - Metro Region

Units mix built since 2010 in Metro Region

	Single Family & Missing Middle	Multifamily
PUMS	49%	51%
RLIS	44%	56%
HUD Permits	35%	65%

RLIS distribution for units built since 2010

City	SF and Missing Middle	Multifamily
BEAVERTON	47%	53%
CLACKAMAS	78%	22%
DAMASCUS	97%	3%
FAIRVIEW	44%	56%
FOREST GROVE	74%	26%
GRESHAM	48%	52%
HAPPY VALLEY	63%	37%
HILLSBORO	39%	61%
LAKE OSWEGO	76%	24%
MILWAUKIE	77%	23%
NORTH PLAINS	100%	0%
OREGON CITY	75%	25%
PORTLAND	35%	65%
SANDY	79%	21%
SHERWOOD	69%	31%
TIGARD	48%	52%
TROUTDALE	100%	0%
TUALATIN	43%	57%
WEST LINN	95%	5%
WILSONVILLE	65%	35%

Options for Changes to the Time Periods in the RHNA

- Produce forecast of need in shorter intervals for implementation:
 - Could align the time horizon with newly adopted HNA requirements of 6 and 8 years
- Would still produce 20 year forecast to align with BLI and other housing policies
- Future need aligned with PSU forecast
- *How should the underproduction and units for people experiencing homelessness be distributed?*

Changes to Allocation Formula

- V1 uses the following weights:
 - 25% current population
 - 50% current jobs
 - 25% future population
- V2 could change this weighting
- V2 could also change the formula just for the underproduction part of the allocation, perhaps as follows:
 - 50% current jobs
 - 50% current population
- V2 could also use different methods in different regions

Changes to Allocating Underproduction + Publicly Supported Housing

Approach 1: Use local data* to distribute underproduction units by income need within each region

*Local data is the table showing housing supply by income and affordability

Approach 2: Calculate local ratio of housing units to households to determine local underproduction, allocate within regions

Approach 3: Calculate underproduction regionally (since 2000 or 2010) by income bin using PUMS data

All of the approaches could allocate underproduction within UGBs only and exclude unincorporated areas.

Estimating Local Publicly Supported Housing (PuSH)

City	% AMI	RHNA Units	PuSH Share	PuSH Units
Beaverton	0-30%	2,961	95%	2,813
Beaverton	30-50%	1,255	85%	1,067
Beaverton	50-80%	453	70%	317

% Public Supported	
0-30%	95%
30-50%	85%
50-80%	70%

Assumption

Estimating Local Publicly Supported Housing (PuSH)

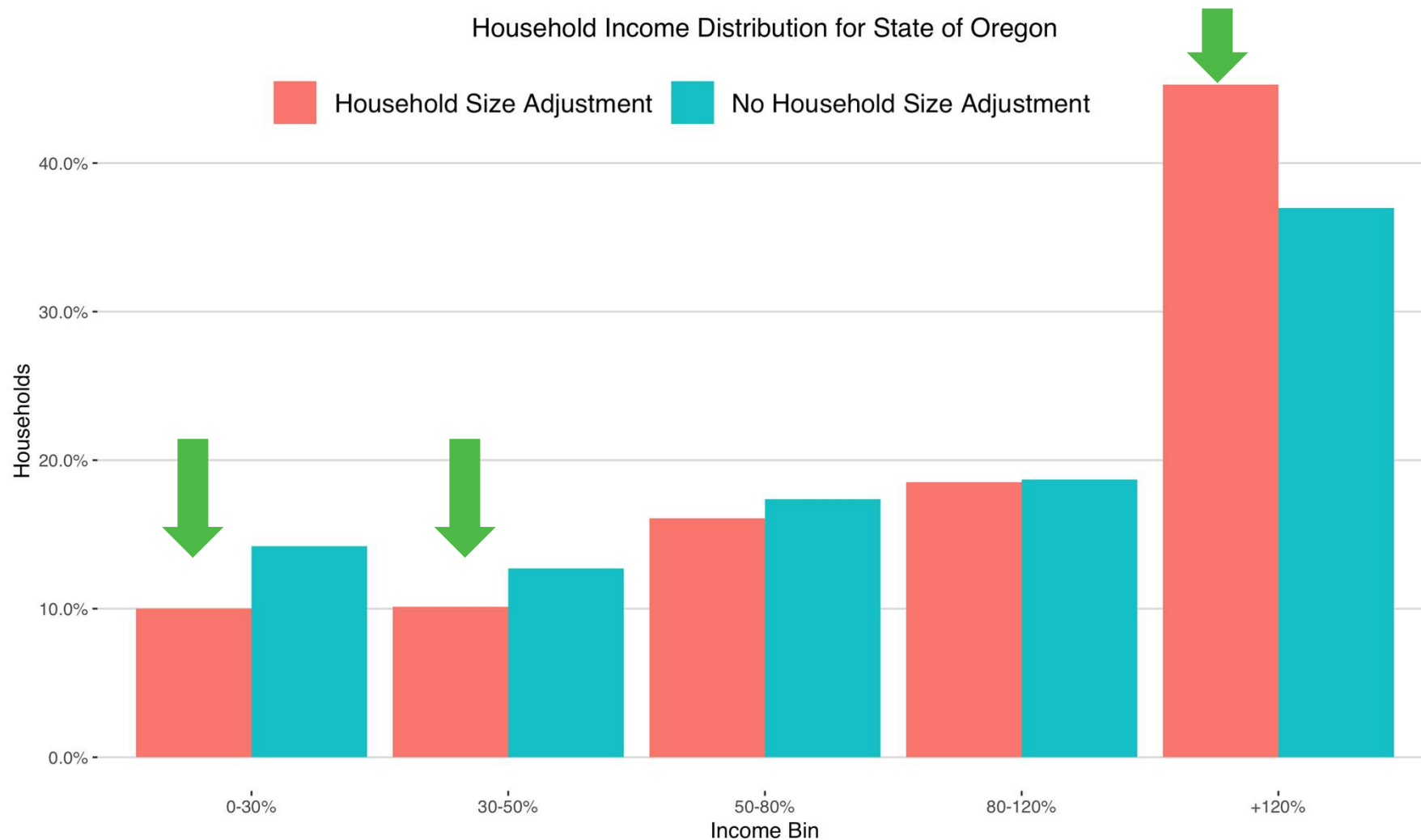
Example estimate of publicly supported housing by income range using Task 2 RHNA allocation

UGB/City	% AMI	Underproduction	Future Need	Homeless		PuSH City Total	RHNA Units	PuSH % of RHNA
Bend UGB	0-30%	308	3,252	494				
Bend UGB	30-50%	243	2,567	-				
Bend UGB	50-80%	298	3,142	-		10,304	29,190	35%
Eugene UGB	0-30%	938	2,612	947				
Eugene UGB	30-50%	692	1,927	-				
Eugene UGB	50-80%	803	2,238	-		10,156	24,043	42%
Hillsboro	0-30%	482	1,814	414				
Hillsboro	30-50%	389	1,462	-				
Hillsboro	50-80%	425	1,600	-		6,585	17,940	37%
Hood River UGB	0-30%	26	271	41				
Hood River UGB	30-50%	20	214	-				
Hood River UGB	50-80%	25	261	-		858	2,429	35%
Portland	0-30%	3,317	12,479	2,849				
Portland	30-50%	2,673	10,057	-				
Portland	50-80%	2,926	11,007	-		45,307	123,433	37%
Salem/Keizer UGB	0-30%	1,480	4,122	1,494				
Salem/Keizer UGB	30-50%	1,091	3,040	-				
Salem/Keizer UGB	50-80%	1,268	3,532	-		16,027	37,940	42%
West Linn	0-30%	54	203	46				
West Linn	30-50%	43	163	-				
West Linn	50-80%	48	179	-		736	2,005	37%

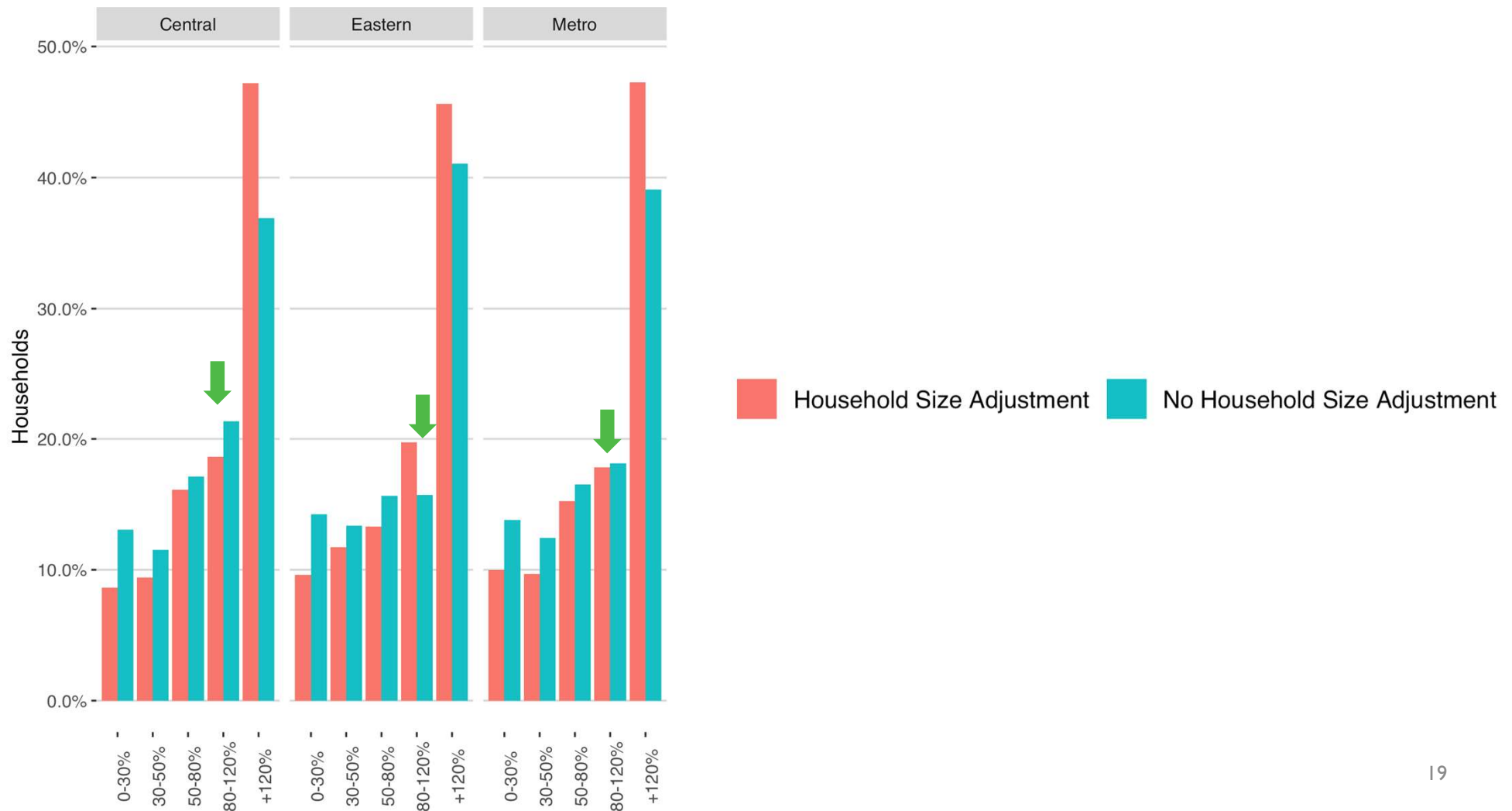
Changes to Income Categories by Household Size

- Should household income be adjusted per HUD guidance, based on household size?
 - Adjusting household income would align with OHCS unit affordability guidance
 - Adjustment factors for household size and unit type
 - 1 person = 70% AMI
 - 2 person = 80% AMI
 - 3 person = 90% AMI
 - 4 person = 100% AMI
 - 5 person = 108% AMI
 - Studio = 70% AMI
 - One Bedroom = 75% of AMI
 - Two Bedroom = 90% of AMI
 - Three Bedroom = 104% of AMI
- Unit adjustment factors only apply to apartments*

Household Size Adjustment Factor -- Skews Income Higher



Impact Varies Slightly by Region in the 80-120% AMI Group



Changes to Allocation to Units Outside of UGBs

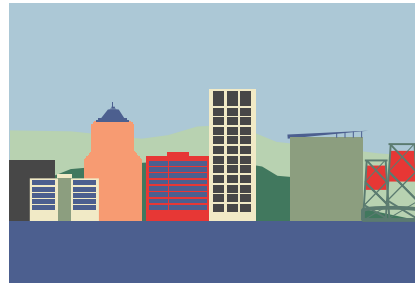
- Underproduction and units for people experiencing homelessness could be allocated only inside UGBs
- Only future need would be allocated outside of UGBs

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