DLCD Housing Initiatives
Mari Valencia Aguilar, Housing Planner
May 19, 2023
On her first day, Governor Kotek Signed:

- Executive Order 23-02: Declares state of emergency due to homelessness
- Executive Order 23-03: Directs state agencies to prioritize homelessness
- Executive Order 23-04: Establishes a statewide production goal and HPAC
EO 23-04

• Annual housing production target: 36,000 homes
  • 50% must be affordable to HHs making less than 80% AMI

• Housing Production Advisory Council (HPAC)
  • 25 members
  • Partner agencies: OHCS, DCBS, DLCD, HECC
  • Action Plan due by December 31, 2023

• Questions and comments related to HPAC: email HPAC.Gov@oregon.gov

Governor’s HPAC Webpage: https://www.oregon.gov/gov/policies/Pages/Housing-Production-Advisory-Council.aspx
The Affordable Housing & Emergency Homelessness Response Package

- House Bill 2001 and 5019
  - Governor Kotek signed this bipartisan legislation into law on March 29, 2023
  - Includes urgent funding she proposed in response to the homelessness state of emergency on her first day (EO 23-02)
  - Funding will support homelessness prevention programs, more shelter capacity, rehousing services, and more
HB 2001 & 5019: DLCD’s Role & Responsibility

Legislative Context First

• HB 2003 (2019 Session) – Pilot Methodology
  OHCS “shall develop a methodology for calculating… A regional housing needs analysis” | DLCD to develop an evaluation report

• HB 5006 (2021 Session) – OHNA Implementation
  OHCS and DLCD “to study and make legislative recommendations on the incorporation of a regional housing needs analysis into state and local planning programs” by December 31, 2022

• HB 5202 (2022 Session) – Prepare land for housing production
  DLCD “to support work on regional housing needs and land supply issues”
HB 2001 – OHNA Policy
Recommendation 1: Plan for what’s needed

1.1) Plan for more housing, especially affordable housing
1.2) Set targets, track progress and outcomes
1.3) Refocus local action on production
1.4) Unlock land, where it’s needed

Recommendation 2: Build what’s needed, where it’s needed

2.1) Fund housing the market would not produce on its own
2.2) Make “housing choice for all” a state policy goal

Recommendation 3: Commit to working together with urgency

3.1) Coordinate state agencies on housing production
3.2) Organize continuing policy work to support production

*
OHNA Methodology

**FOUR COMPONENTS OF NEED**

1. **PROJECTED NEED**
   - Units needed to accommodate future population growth over 20 years

2. **UNDERPRODUCTION**
   - Units that have not been produced to date in the region, but are needed to accommodate current population (often referred to as housing shortage)

3. **UNITS LOST TO 2ND & VACATION HOMES**
   - Units needed to replace units lost to second and vacation homes

4. **HOUSING FOR THE HOMELESS**
   - Units needed to house those who are currently experiencing homelessness

**UNIT INCOME DISTRIBUTION**

- **DISTRIBUTION OF UNITS BY PERCENTAGE OF MFI** (Data from Willamette Valley Region)
  - 120%+: 45%
  - 81-120%: 19%
  - 61-80%: 10%
  - 31-60%: 10%
  - 0-30%: 15%

**TOTAL UNITS STATEWIDE**

- 426,163 (77%)
- 65,819 (12%)
- 33,535 (6%)
- 29,174 (5%)

**OEA & OHCS**

Estimates full statewide need:
- 20-year growth
- Underproduction
- Homelessness
- 2nd & Vacation Homes

Allocation to cities and counties

Establishes production targets

Measure progress and outcomes
Goal 10 - Housing

**DLCD**

Goal 10 refocus on production, affordability & choice

**LCDC Rulemaking**

- “Off the shelf” capacity methodological assumptions
- UGB/Urban reserve
- Local policies – e.g. permit-ready plans, equity planning

“Development-ready lands”

**UGC & Urban Reserve refinements**

Accountability (next slide)
Housing Accountability

Housing Accountability Framework (ORS 197.293)
Updated March 8, 2023

Housing Production Reporting

Housing Production Dashboard
- Housing Production Targets + Data
- Housing Equity Indicators

HPS mid-cycle evaluation
- Referral

Housing Acceleration Program
- 6 months

DLCD audit of housing barriers
- 6 months

Housing Acceleration Agreement
- If barriers include policies and practices directly within city control
- 6 months

Amend HPS
- 1 year

Adopt Actions

Next 6 or 8-year cycle

No referral

If barriers are not directly within city control, address at next HPS cycle

State

Local
OHNA Implementation Timeline

Current Biennium  2023-25 Biennium  2025-27 Biennium

Q1  Q2  Q3  Q4  Q1  Q2  Q3  Q4  Q1  Q2  Q3  Q4

**Implementation Timeline**

**OHNA Core Methodology**
- Statutory Deadline
- Oregon Office of Economic Analysis
- Finalize Core Methodology
- OHNA in effect
- DLC/OHCS-led refinements

**Equity Indicators, Production Targets, Online Platform**
- Oregon Housing and Community Services
- Development and Refinement
- Information available
- Next funding cycle

**Housing Planning Assistance Funding**
- Department of Land Conservation and Development
- Local Housing/Urbanization Projects
- On-going policy work
- Procurement, Grant Applications
- Procurement

**Housing Rulemaking**
- Land Conservation and Development Commission
- Procurement
- Regional Growth Management Decision
- (Accountability & Production)
- Continued implementation

**Concurrent Metro Housing/Urbanization Processes**
- Metro Regional Government
- Current Metro Housing/Urbanization Processes
- Regional Planning and Development Commission
Other Legislation of Note: HB 3414

• HB 3414 – Housing Accountability and Production Office

• Provide technical assistance to local jurisdictions to:
  • Comply with housing laws;
  • Reduce permitting and land use barriers to housing production; and
  • Support reliable and effective implementation of local procedures and standards relating to the approval of residential development projects;

• Serve as a resource for housing developers experiencing permitting and land use barriers related to housing production, including by responding to requests for technical assistance regarding compliance with housing laws; and

• Investigate and respond to complaints of violations of housing laws
Engagement Opportunities

• OHNA Policy development (Rulemaking)
• Technical Assistance for Housing Projects
• DLCD developed resources and guidance documents
• HPAC

• DLCD Housing Team Email: housing.dlcd@dlcd.oregon.gov

• HPAC Email: HPAC.Gov@oregon.gov

• My Email: Mari.Valencia-Aguilar@dlcd.Oregon.gov