

## OREGON

Department of  
Land Conservation  
& Development



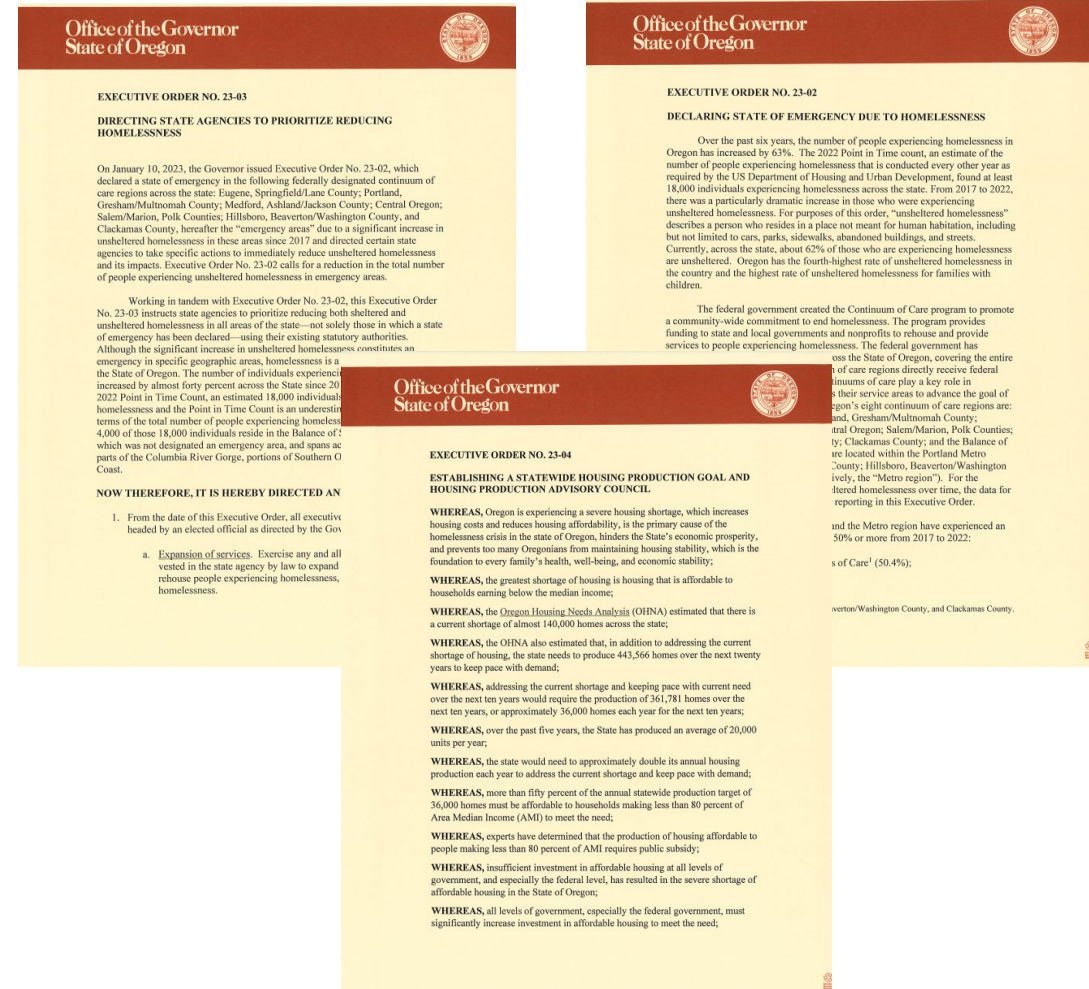
# 2023 OCAA Spring Conference

## 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](mailto:HPAC.Gov@oregon.gov)

[Governor's Budget](#)[Governor's Councils](#)



## Housing Production Advisory Council

The housing crisis is one of the largest emergencies we have ever faced in Oregon, and the human suffering it causes to individuals, families, and communities is unacceptable. We must act now to provide immediate relief to unsheltered Oregonians and prevent thousands of families from becoming homeless. One fundamental aspect to fixing this crisis is building more housing.

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**

# OHNA Recommendations

## 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

## UNIT INCOME DISTRIBUTION


## TOTAL UNITS STATEWIDE

**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



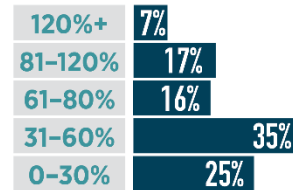
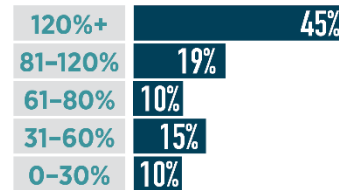
Units needed to replace units lost to second and vacation homes

**4**  
HOUSING FOR  
THE HOMELESS



Units needed to house those who are currently experiencing homelessness

DISTRIBUTION OF UNITS BY PERCENTAGE OF MFI  
(Data from Willamette Valley Region)



426,163  
(77%)

65,819 (12%)

33,535 (6%)

29,174 (5%)

554,691 TOTAL UNITS

## OEA & OHCS

Estimates full statewide need:

- 20-year growth
- Underproduction
- Homelessness
- 2<sup>nd</sup> & 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

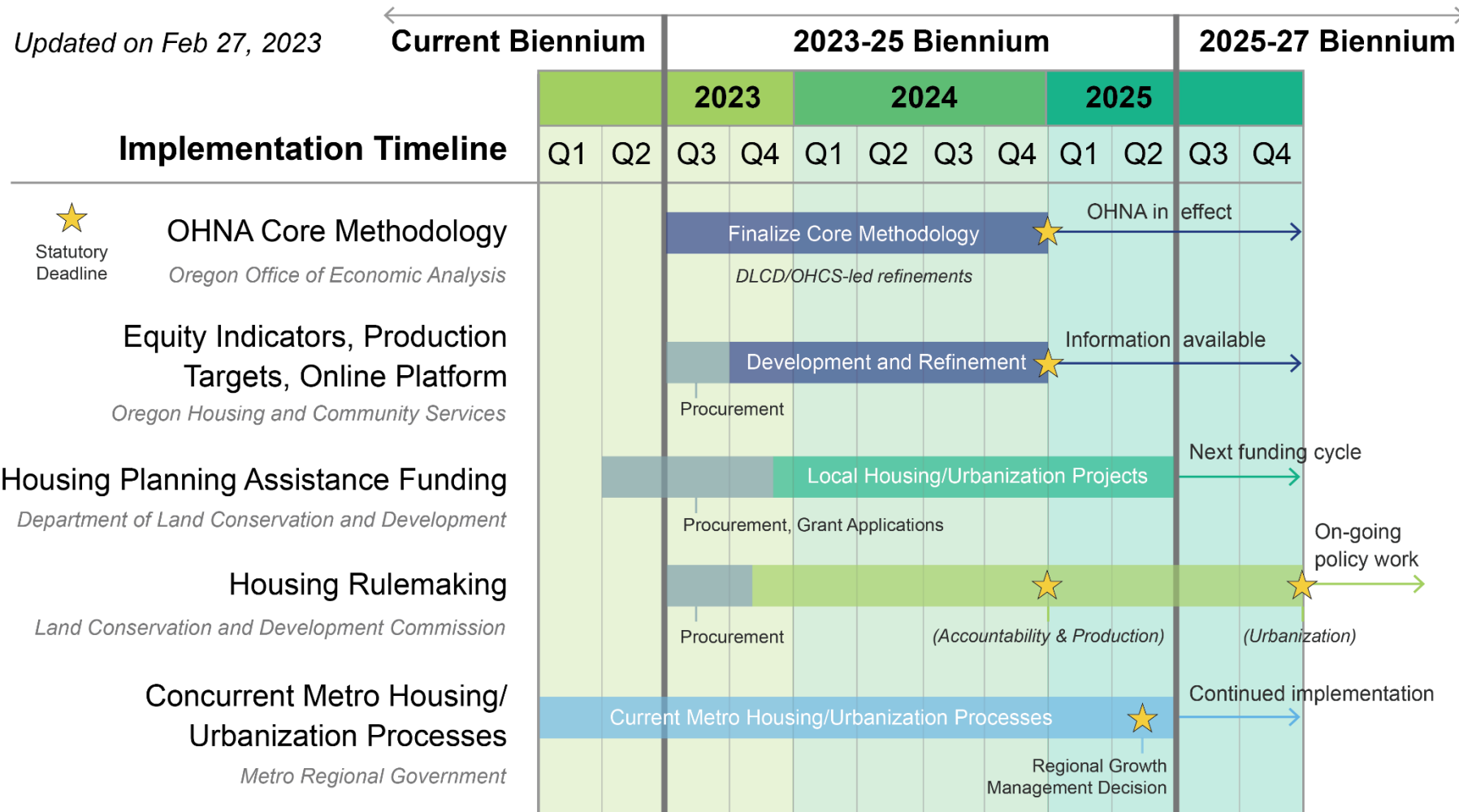
“Development-ready lands”

UGB & Urban Reserve refinements

Accountability (next slide)



# OHNA Implementation Timeline



# 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](mailto:housing.dlcd@dlcd.oregon.gov)
- HPAC Email: [HPAC.Gov@oregon.gov](mailto:HPAC.Gov@oregon.gov)
- My Email: [Mari.Valencia-Aguilar@dlcd.Oregon.gov](mailto:Mari.Valencia-Aguilar@dlcd.Oregon.gov)



Mari Valencia Aguilar, Housing Planner

May 19, 2023

# Questions