







### **OREGON**

Department of Land Conservation & Development



2023 OCAA Spring Conference

**DLCD Housing Initiatives** 

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# 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

#### Office of the Governor State of Oregon

#### **EXECUTIVE ORDER NO. 23-03**

DIRECTING STATE AGENCIES TO PRIORITIZE REDUCING

On January 10, 2023, the Governor issued Executive Order No. 23-02, which declared a state of emergency in the following federally designated continuum of care regions across the state: Eugene, Springfield/Lane County; Portland, Gresham/Multnomah County; Medford, Ashland/Jackson County; Central Oregon; Salem/Marion, Polk Counties; Hillsboro, Beaverton/Washington County, and Clackamas County, hereafter the "emergency areas" due to a significant increase in unsheltered homelessness in these areas since 2017 and directed certain state agencies to take specific actions to immediately reduce unsheltered homelessnes and its impacts. Executive Order No. 23-02 calls for a reduction in the total number of people experiencing unsheltered homelessness in emergency areas.

Working in tandem with Executive Order No. 23-02, this Executive Order No. 23-03 instructs state agencies to prioritize reducing both sheltered and unsheltered homelessness in all areas of the state—not solely those in which a state of emergency has been declared—using their existing statutory authorities. Although the significant increase in unsheltered homelessness

emergency in specific geographic areas, homelessness is the State of Oregon. The number of individuals experience increased by almost forty percent across the State since 20 2022 Point in Time Count, an estimated 18,000 individual homelessness and the Point in Time Count is an underest terms of the total number of people experiencing homeless 4,000 of those 18,000 individuals reside in the Balance of which was not designated an emergency area, and spans a parts of the Columbia River Gorge, portions of Southern O

#### NOW THEREFORE, IT IS HEREBY DIRECTED AN

- 1. From the date of this Executive Order, all executive headed by an elected official as directed by the Gov
  - a. Expansion of services. Exercise any and all vested in the state agency by law to expand rehouse people experiencing homelessness.

#### Office of the Governor



#### EXECUTIVE ORDER NO. 23-02

#### DECLARING STATE OF EMERGENCY DUE TO HOMELESSNESS

Over the past six years, the number of people experiencing homelessness in Oregon has increased by 63%. The 2022 Point in Time count, an estimate of the number of people experiencing homelessness that is conducted every other year as equired by the US Department of Housing and Urban Development, found at leas 18,000 individuals experiencing homelessness across the state. From 2017 to 2022, there was a particularly dramatic increase in those who were experiencing unsheltered homelessness. For purposes of this order, "unsheltered homelessness but not limited to cars, parks, sidewalks, abandoned buildings, and streets. Currently, across the state, about 62% of those who are experiencing homelessness are unsheltered. Oregon has the fourth-highest rate of unsheltered homelessness in he country and the highest rate of unsheltered homelessness for families with

The federal government created the Continuum of Care program to promote a community-wide commitment to end homelessness. The program provides funding to state and local governments and nonprofits to rehouse and provide

oss the State of Oregon, covering the entire nuums of care play a key role in neir service areas to advance the goal of n's eight continuum of care regions are iresham/Multnomah County; tral Oregon; Salem/Marion, Polk Counties ty; Clackamas County; and the Balance of are located within the Portland Metro ively, the "Metro region"). For the

reporting in this Executive Order. and the Metro region have experienced an

s of Care (50.4%):

verton/Washington County, and Clackamas County

#### Office of the Governor EXECUTIVE ORDER NO. 23-04

State of Oregon

#### ESTABLISHING A STATEWIDE HOUSING PRODUCTION GOAL AND HOUSING PRODUCTION ADVISORY COUNCIL

WHEREAS, Oregon is experiencing a severe housing shortage, which increases housing costs and reduces housing affordability, is the primary cause of the homelessness crisis in the state of Oregon, hinders the State's economic prosperity and prevents too many Oregonians from maintaining housing stability, which is the foundation to every family's health, well-being, and economic stabilit

WHEREAS, the greatest shortage of housing is housing that is affordable to households earning below the median income;

WHEREAS, the Oregon Housing Needs Analysis (OHNA) estimated that there is WHEREAS, the OHNA also estimated that, in addition to addressing the current

shortage of housing, the state needs to produce 443,566 homes over the next twenty years to keep pace with demand;

WHEREAS, addressing the current shortage and keeping pace with current need over the next ten years would require the production of 361,781 homes over the next ten years, or approximately 36,000 homes each year for the next ten years;

WHEREAS, over the past five years, the State has produced an average of 20,000

WHEREAS, the state would need to approximately double its annual housing production each year to address the current shortage and keep pace with demand;

WHEREAS, more than fifty percent of the annual statewide production target of 36,000 homes must be affordable to households making less than 80 percent of Area Median Income (AMI) to meet the need;

WHEREAS, experts have determined that the production of housing affordable to people making less than 80 percent of AMI requires public subsidy

WHEREAS, insufficient investment in affordable housing at all levels of government, and especially the federal level, has resulted in the severe shortage of affordable housing in the State of Oregon;

WHEREAS, all levels of government, especially the federal government, must significantly increase investment in affordable housing to meet the need;

### 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



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 <u>methodology</u> for calculating... A regional housing needs analysis" | DLCD to develop an <u>evaluation report</u>
- 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



3.1) Coordinate state agencies on housing production



3.2) Organize continuing policy work to support production

Recommendation 3: Commit to

working together with urgency

# **OHNA Methodology**

#### FOUR COMPONENTS OF NEED **UNIT INCOME DISTRIBUTION** DISTRIBUTION OF UNITS BY PERCENTAGE OF MFI (Data from Willamette Valley Region) 120%+ 45% Units needed to accommodate future 19% 81-120% population growth PRO JECTED 61-80% 10% over 20 years NEED 15% 31-60% 10% 0-30% Units that have not been produced to date in the region, but 7% 120%+ 17% 81-120% are needed to accommodate current % UNDERPRODUCTION 61-80% population 35% 31-60% (often referred to as housing shortage) 0-30% Units needed to replace units **UNITS LOST TO** 37% 120%+ lost to second and vacation 2ND & VACATION 63% 81-120% homes HOMES Units needed to house 61-80% 3% those who are currently experiencing 31-60% 8% HOUSING FOR THE HOMELESS homelessness 89% 0-30%

### **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

65,819 (12%)

TOTAL UNITS

STATEWIDE

426,163

(77%)

33,535 (6%) 29 174 (5%)

554.691 TOTAL UNITS

# Goal 10 - Housing



### **DLCD**

Goal 10 refocus on <u>production</u>, <u>affordability & choice</u>

### LCDC Rulemaking

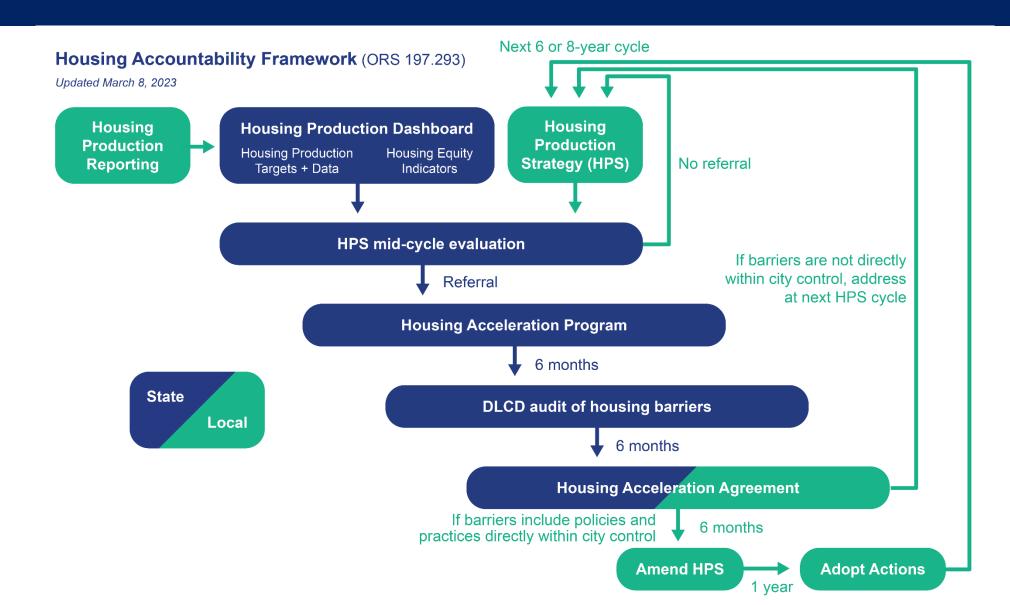
- "Off the shelf" capacity methodological assumptions
- UGB/Urban reserve
- Local policies e.g. permitready plans, equity planning

"Development-ready lands"

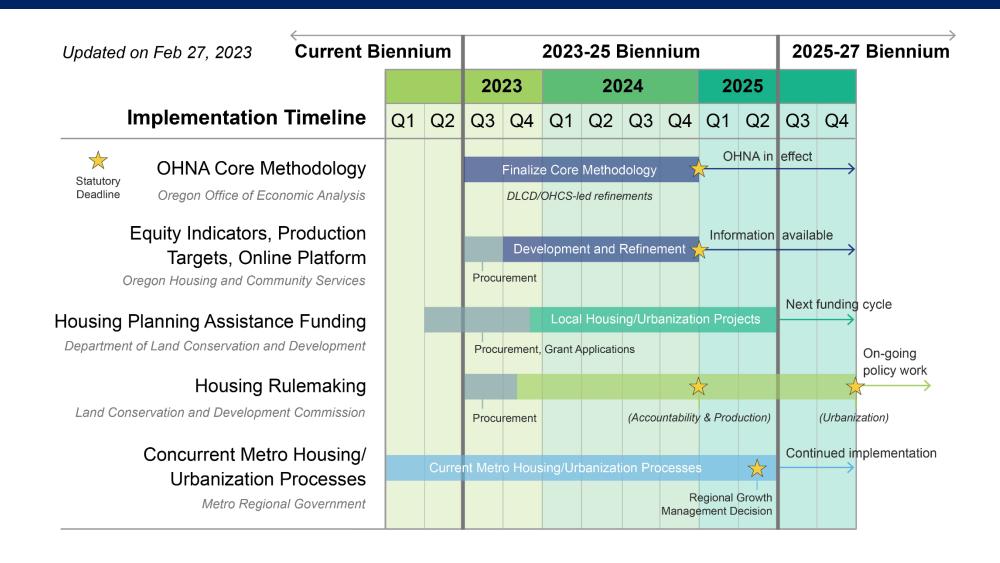
UGB & Urban Reserve refinements

Accountability (next slide)

# **Housing Accountability**



### **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

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### DLCD

Department of Land Conservation & Development

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# Questions