



# Planning for Housing in Oregon



# Goal 10: Housing

“Buildable lands for residential use shall be inventoried and plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density.”

# Parts of a Housing Needs Analysis

- *Demand* is a function of population and employment growth
- *Supply* is a function of land base and housing stock
- *Comparison* of demand for new housing with supply of residential land
- Demand
  - Population
  - Demographics
    - Age
    - Household composition
  - Income
  - Housing costs
- Supply
  - Vacant, partially vacant, and redevelopable land
  - Housing stock and characteristics

# Why do cities do a Housing Needs Analysis?

- To better understand and plan for their housing needs.
- How much growth is anticipated?
  - Population & housing
- How much land is needed?
- Where is the buildable\* land?
- Does the city have enough buildable residential land?
- If not, city must implement measures to meet housing needs, such as zoning and/or development code changes, UGB expansion, etc.

\* “Buildable” land should not be severely constrained by natural hazards, steep slopes, or protected natural resources, and must be servable by public facilities.

# Oregon Housing Planning Basics

1. Cities and their plans/regulations are major influence on housing production, but not only influence. Cities are required to plan for and accommodate their housing needs over the planning period, but not to build the housing.
2. Housing needs are to be met in urban areas

# Housing Policy Basics— PT. 2

3. Cities should not have regulatory barriers to the provision of needed housing
4. Zoning code must have clear and objective standards (ORS 197.307(4))
5. HNAs must include projected need for low income housing (ORS 197.303(1))

# HOW HNA CAN MAKE A DIFFERENCE – BEND

Table 15. Housing Attainability, Bend, 2013

Market Segment by Income	Income Range	Number of households	Percent of Households	Financially Attainable Products	
				Owner-occupied	Renter-occupied
High (120% or more of MFI)	\$71,640 or more	10,622	35%	All housing types; higher prices	All housing types; higher prices
Upper Middle (80%-120% of MFI)	\$71,640 to \$47,760	4,618	15%	All housing types; lower values	All housing types; lower values
Lower Middle (50%-80% of MFI)	\$47,760 to \$29,850	4,817	16%	Manufactured on lots; single-family attached; duplexes	Single-family attached; detached; manufactured on lots; apartments
Lower (30%-50% of less of MFI)	\$29,850 to \$17,910	5,068	17%	Manufactured in parks	Apartments; manufactured in parks; duplexes
Very Low (Less than 30% of MFI)	Less than \$17,910	5,288	17%	None	Apartments; new and used government assisted housing

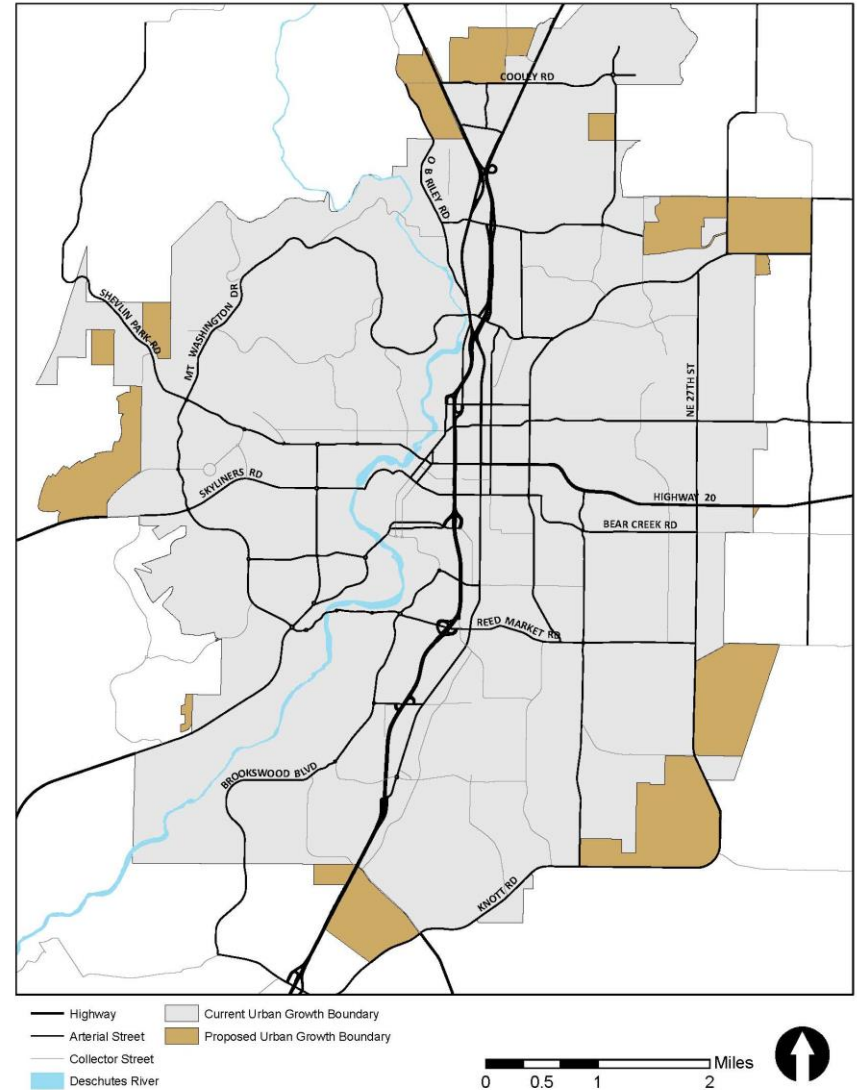
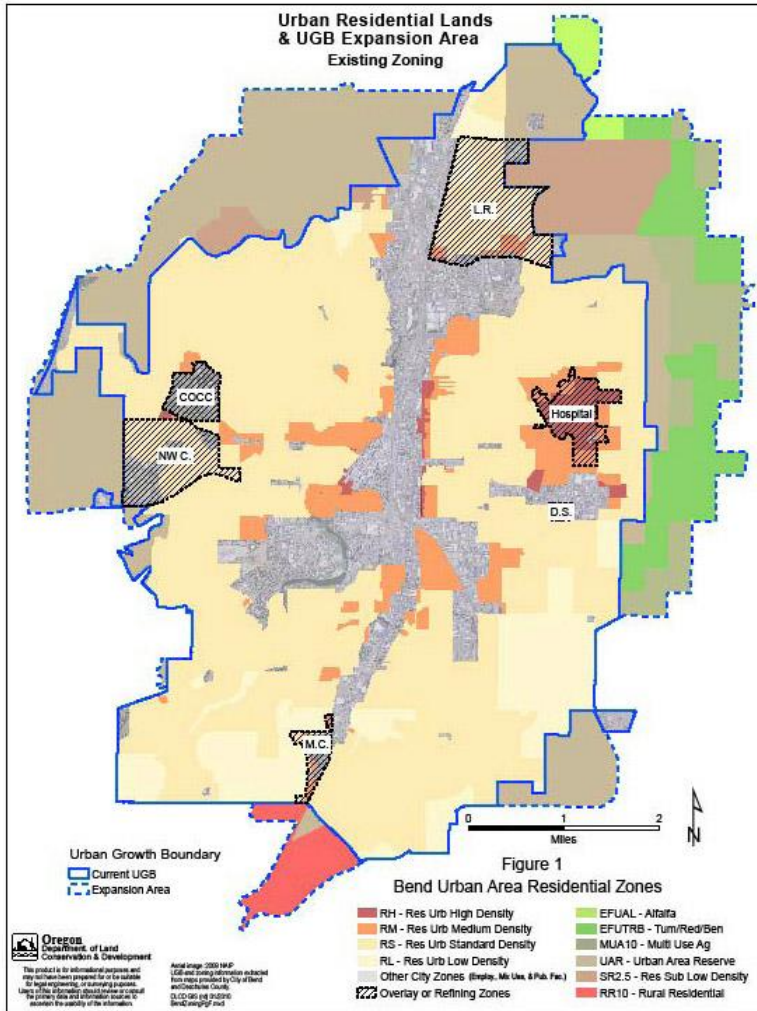
Source: American Community Survey 2013 1-year Estimates

## RESULT: PLAN FOR MORE HIGH DENSITY AND MULTI-UNIT DEVELOPMENT

# BEND

## 2008 UGB PROPOSAL

## 2016 UGB PROPOSAL





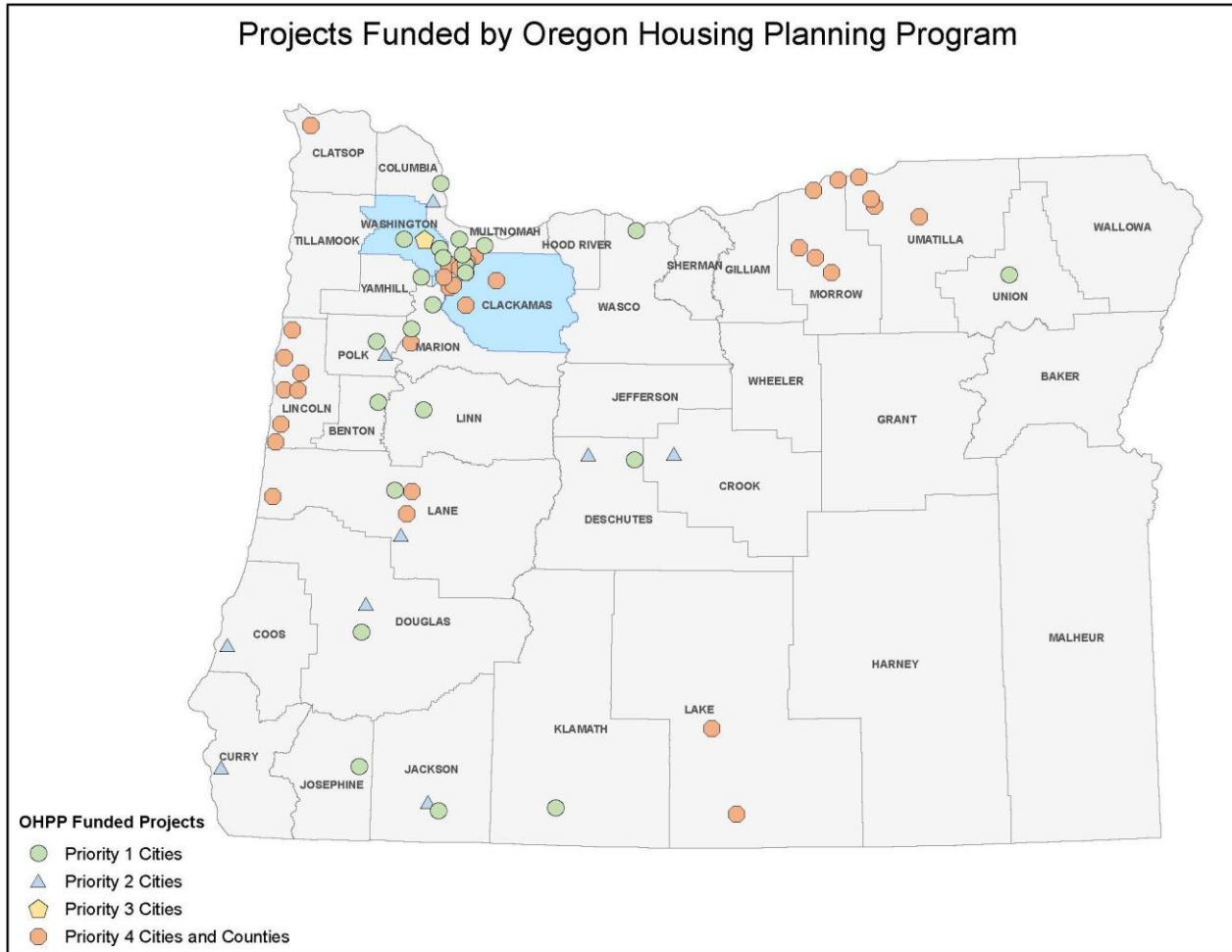
# What local governments can do to address Housing Issues

1. Study and analyze the current housing situation and issues in the community – Update the HNA.
2. When reviewing/amending the development code – look for barriers to housing and ease or remove them. Make sure standards are clear and objective.
3. Revisit housing policies and identify resources, programs, and partners needed to help to meet housing needs. Many communities follow adoption of an HNA with development of a housing strategy for the community to meet identified housing needs.

# What is happening at the state level to address Housing Issues?

- SB 1573 – (2016) Prohibits Voter Annexation requirement
- SB 1533 – (2016) Inclusionary Zoning and Construction Excise Tax
- SB 1051 – (2017) Accessory Dwelling Units, clear and objective criteria, etc.
- HB 4006 – (2018) \$1.73 Million to support housing planning at local level – Oregon Housing Planning Program
- HB 2075 – (2019) Development Readiness Program – Would continue funding for DLCDC assistance to local governments for housing and economic development planning
- Many Housing-Related Bills proposed thus far in the 2019 Legislative Session

# Oregon Housing Planning Program



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