Housing Innovations as We Age

Housing Land Advocates Conference - March 8, 2024

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Image: A Guided Study of Gerontology

College of Urban and Public Affairs
PORTLAND STATE UNIVERSITY

Introduction

We are aging, individually and collectively.

Older adults and people with disabilities can be assets to our community.

Adequate housing is a human right for everyone, yet current approaches yield housing that is not accessible, affordable, equitable, or sustainable.

Creating accessible, affordable housing in "complete communities" supports inclusion, access, aging in place, social connections, and livability.
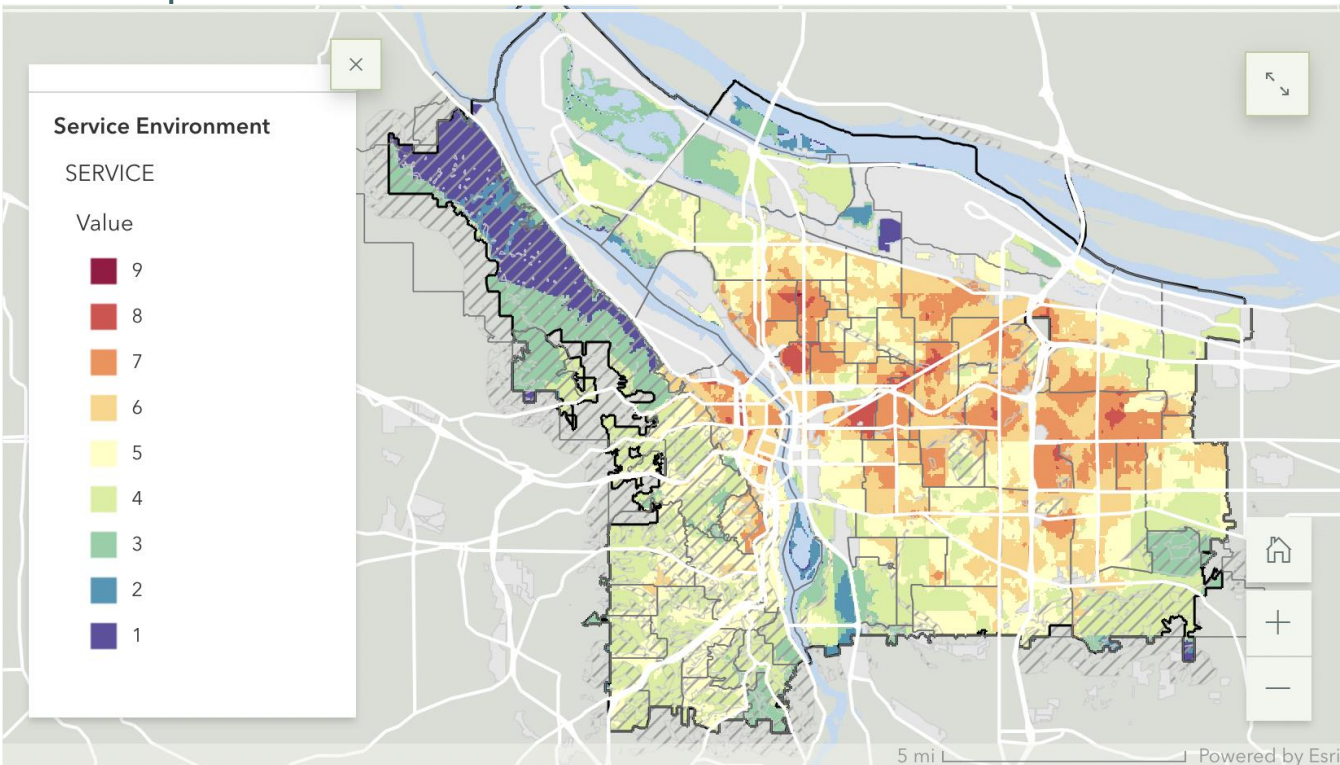
Agenda

- Upstream Approaches
- Housing Needs and Strategies
- Age- and Disability-Inclusive Neighborhoods

Upstream Approaches to Health in Older Age

References: WHO, Medium
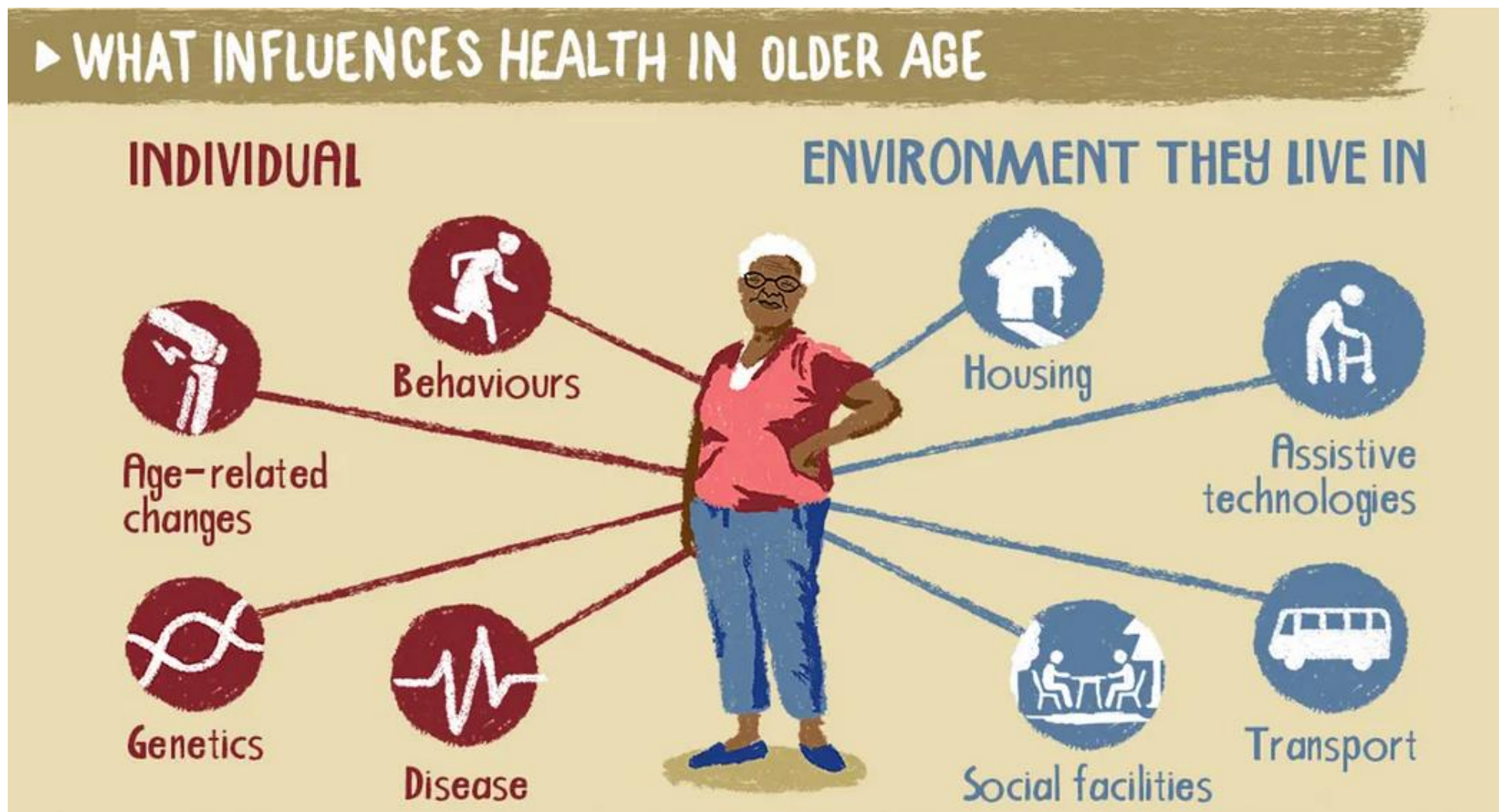
Key Determinants of Health and Well-Being in Housing for Older Adults & People with Disabilities

Affordability

Culturally adequate/appropriate

Habitability

Accessible physical environments (e.g., entrances, bathrooms, kitchens, floorplans)

Adaptability as households change over time

Social connectedness and supports

Proximity to services, facilities, work, and educational and recreational activities

Mobility options that enable independence/interdependence

References: U.S. DHS, National Library of Medicine; Images: NPR, Taking Ownership PDX, City of Portland/Baldwin et al., Eiji Toda
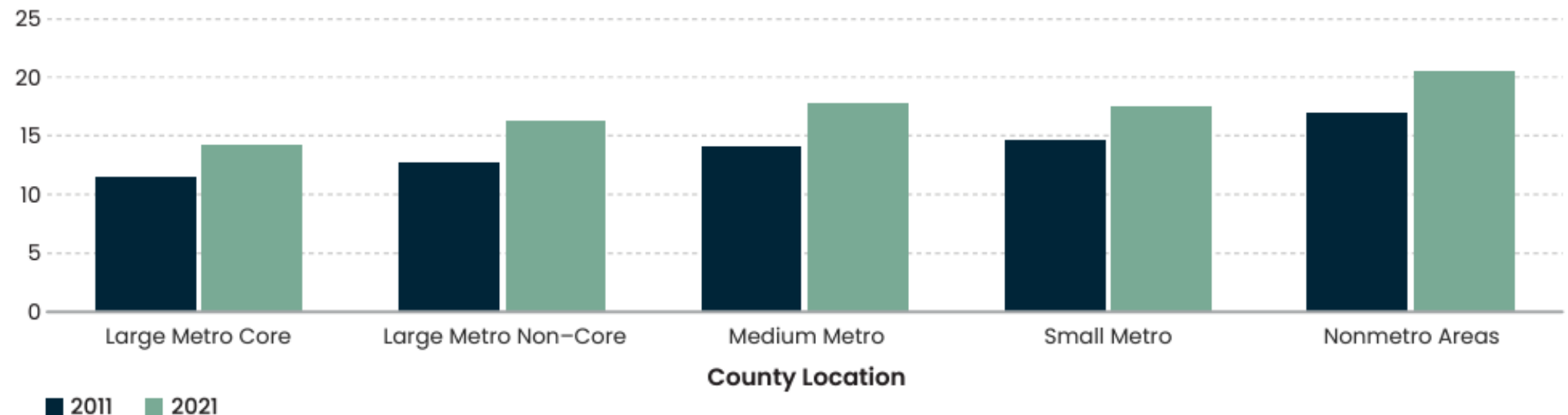
We Are Aging, Everywhere

Figure 1.
Historical and Projected Life Expectancy for the Total U.S. Population at Birth: 1960–2060

Life expectancy at age 0 (in years)

Older Adults Constitute a Growing Share of the Population Across All Geographies

Average Share of County Population Age 65 and Over (Percent)

Notes: According to the National Center for Health Statistics Urban-Rural Classification Scheme for Counties, large metro areas have at least 1 million residents. Core counties contain either the largest city in the metro area or any city with at least 250,000 residents. Nonmetro areas include micropolitan areas that have one or more urban clusters of 10,000 to 49,999 people, as well as other nonmetropolitan counties.
Source: JCHS tabulations of US Census Bureau, American Community Surveys 1-Year Estimates.

Sources: U.S. Census Bureau, 2017 National Population Projections, 2015–2060, and National Center for Health Statistics Life Tables, 1960–2014, <www.cdc.gov/nchs/data/nvsr/nvsr68/nvsr68_07-508.pdf>.

Disability by Race & Age: Portland & Oregon

	White non-Hispanic	Hispanic / Latinx	Asian	2+ Races	Black	American Indian and Alaska Native	Hawaiian / Pacific Islander
Total population - Portland	448,928	63,465	56,230	41,215	37,661	5,113	4,227
Total population - Oregon	3,099,759	546,758	187,389	254,033	76,391	44,598	16,279
% with disability 0-17 years, Portland	4.44%	3.63%	3.09%	3.65%	**6.82%**	**6.60%**	-
% with disability 0-17 years, Oregon	4.71%	4.87%	2.43%	**5.59%**	**6.57%**	**7.91%**	2.56%
% with disability 18-64 years, Portland	9.34%	9.99%	5.63%	**13.58%**	**16.01%**	**17.90%**	7.04%
% with disability 18-64 years, Oregon	**12.21%**	8.68%	5.70%	**15.09%**	**14.89%**	**18.25%**	6.76%
% with disability 65+ years, Portland	32.91%	32.76%	32.66%	**40.56%**	**48.43%**	**73.98%**	14.34%
% with disability 65+ years, Oregon	34.83%	36.58%	29.99%	**43.73%**	**42.95%**	**51.67%**	38.66%

Reference: 2020 American Community Survey (5-year), tables B18101 a-i.
Notes: (1) Not all a-i tables are displayed ("White alone" and "Some Other Race alone, non-Hispanic" were left off the table above); (2) "White non-Hispanic" was used rather than "White alone" in order to display and compare "White non-Hispanic" and "Hispanic or Latino" so that the "Hispanic/Latino" population was distinct from the "White" population; and (3) Tables B18101a through B18101i do not sum to the total population of Portland or Oregon as there is some sharing of populations between those tables.

Houselessness, Older Adults, & People with Disabilities
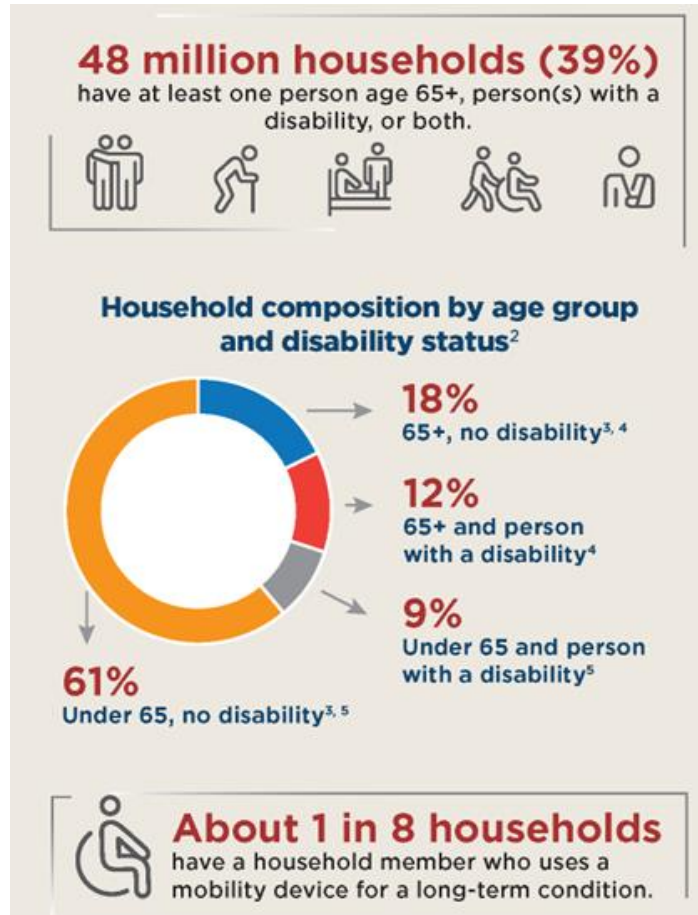
Unhoused and Unaided

Despite ADA laws, Portland-area shelters struggle to accommodate people with disabilities.

ABE ASHER

Shelter workers assist an unhoused person at a Salvation Army emergency warming shelter in February 2023. MOTOYA NAKAMURA/MULTNOMAH COUNTY COMMUNICATIONS
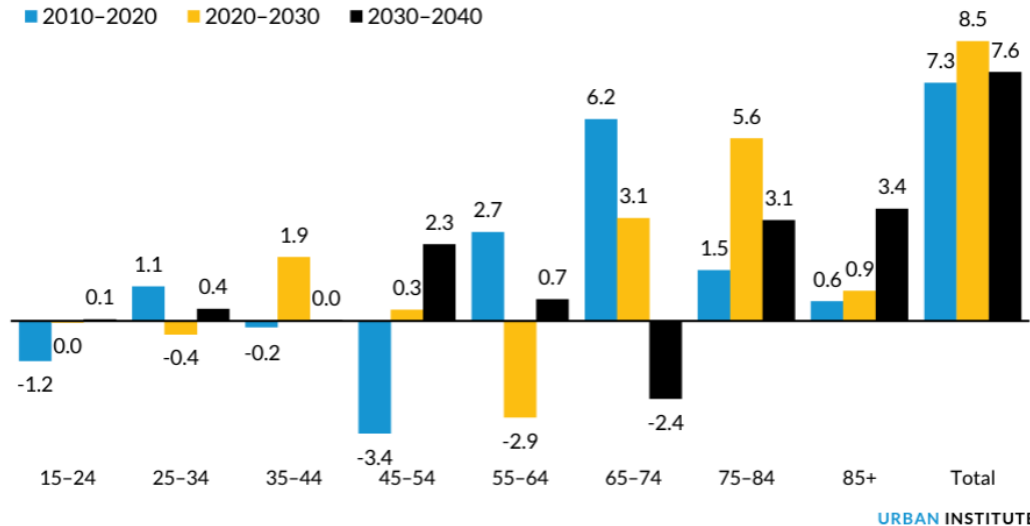
References: National Alliance to End Homelessness/HUD, Portland Mercury

Mismatch: Household Needs and Accessibility

48 million households (39%)
have at least one person age 65+, person(s) with a disability, or both.

Household composition by age group and disability status[2]

18%
65+, no disability[3,4]

12%
65+ and person with a disability[4]

9%
Under 65 and person with a disability[5]

61%
Under 65, no disability[3,5]

About 1 in 8 households
have a household member who uses a mobility device for a long-term condition.

Only 0.15% of all homes in the U.S. are wheelchair accessible.

"The availability of accessible homes is critical to enable people with disabilities to live independent lives"

References: U.S. Census Bureau, The UD Project

Moving Forward the Need Will Grown

FIGURE 3.10
Household Formation, by Age Group, 2010–2040
Millions

■ 2010–2020 ■ 2020–2030 ■ 2030–2040

Sources: Decennial censuses and Urban Institute projections.
Notes: Values for 2020, 2030, and 2040 are projected values.

URBAN INSTITUTE

- Overall number and proportion of the 65+ population will increase, but using 65+ as a data point is problematic as senior housing eligibility is often at 55 or 62.

- Disability prevalence among the 75+ population is the highest and the 75+ and 85+ cohorts will grow faster than the 65+ population.

- Number of households headed by those aged 65+ will expand dramatically.

- Older adult household growth will account for virtually <u>all household growth from 2020 to 2030, and most of it from 2030 to 2040</u>.

Suggestions:

- Increase the supply of affordable homes, including condominiums.

- Better tailor these homes to the needs of future owners and renters through more flexible and inclusionary zoning, land-use regulations, more efficient permitting processed, and greater flexibility in building technologies.

Additional trends related to 2045:

- All Gen Xers will qualify for senior housing as they will be between 65-80

- Millennials will be aged 49-64 which will position many of them to be eligible for senior housing (55 and 62 are the traditional eligibility rates for CBO-developed and federally developed housing, respectively)

Reference: Urban Institute (2021). *The Future of Headship and Homeownership*.

Toward Age- and Disability-Inclusive Neighborhoods (ADIN)

ADIN Action Plan

Strategies

- Housing and land use
- Mobility and accessible public spaces
- Aging in community
- Climate planning
- Community involvement
- Employment & the economy
- Age equity / additional actions

Age- and Disability-Inclusive Neighborhoods Action Plan

October 2023

DISCUSSION DRAFT

THE BUREAU OF PLANNING & SUSTAINABILITY

Discussion Draft October 2023

Strategy: Housing and Land Use - Facilitate aging in place and social connectedness through housing production in centers and adjacent single-dwelling residential zones

Actions:

- Establish adaptable housing standards and incentives

- Support aging in place by developing communication pathways that advance middle housing development

- Advance aging-friendly cottage cluster design competition that leads to pre-approved permits

- Establish incentives for community benefits (e.g., accessible housing, child and adult day care) that mitigate displacement and activate social connections

Image: gethealthysmc.org

Strategy: Age-Friendly Centers - Move toward age-friendly centers by addressing the unique needs of older adults, people with disabilities and caregivers

Image: frontiersin.org

Actions:

- Integrate older adults, people with disabilities, and caregivers into complete communities planning ([Story Map](#))

- Co-create and strategically locate age-friendly services in centers near housing and mobility options (County partnership)

- Create a housing production strategy that increases affordable and accessible housing in and near neighborhood/town centers

- Explore capital projects in east Portland that attract residents and visitors

- Improve first/last mile mobility options in centers

Additional ADIN Actions

- **Action 1.2:** Revise 33.229 Elderly and Disabled High Density Housing.

- **Action 3.2:** Engage Government Partners and Community to Ensure Sufficient Accessible Parking is Available

- **Action 4.1:** Integrate Dementia-Friendly Approaches and Design into the Built Environment

- **Action 4.2:** Utilize Best Practices to Create Accessible and Inclusive Plazas

- **Action 5.1:** Support Aging-in-Place and Aging-in-Community for Underserved and Frontline Communities

- **Action 6.1:** Integrate Older Adults, People with Disabilities, Caregivers, and Community Based Organizations into Climate Action Planning and Future Actions

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HOLST

HOUSING LAND ADVOCATES

MARCH 8, 2024

HOLST HOUSING DESIGN PRINCIPLES

WORTH & VALUE

COMMUNITY CONNECTION

ACTIVATED & WELCOMING
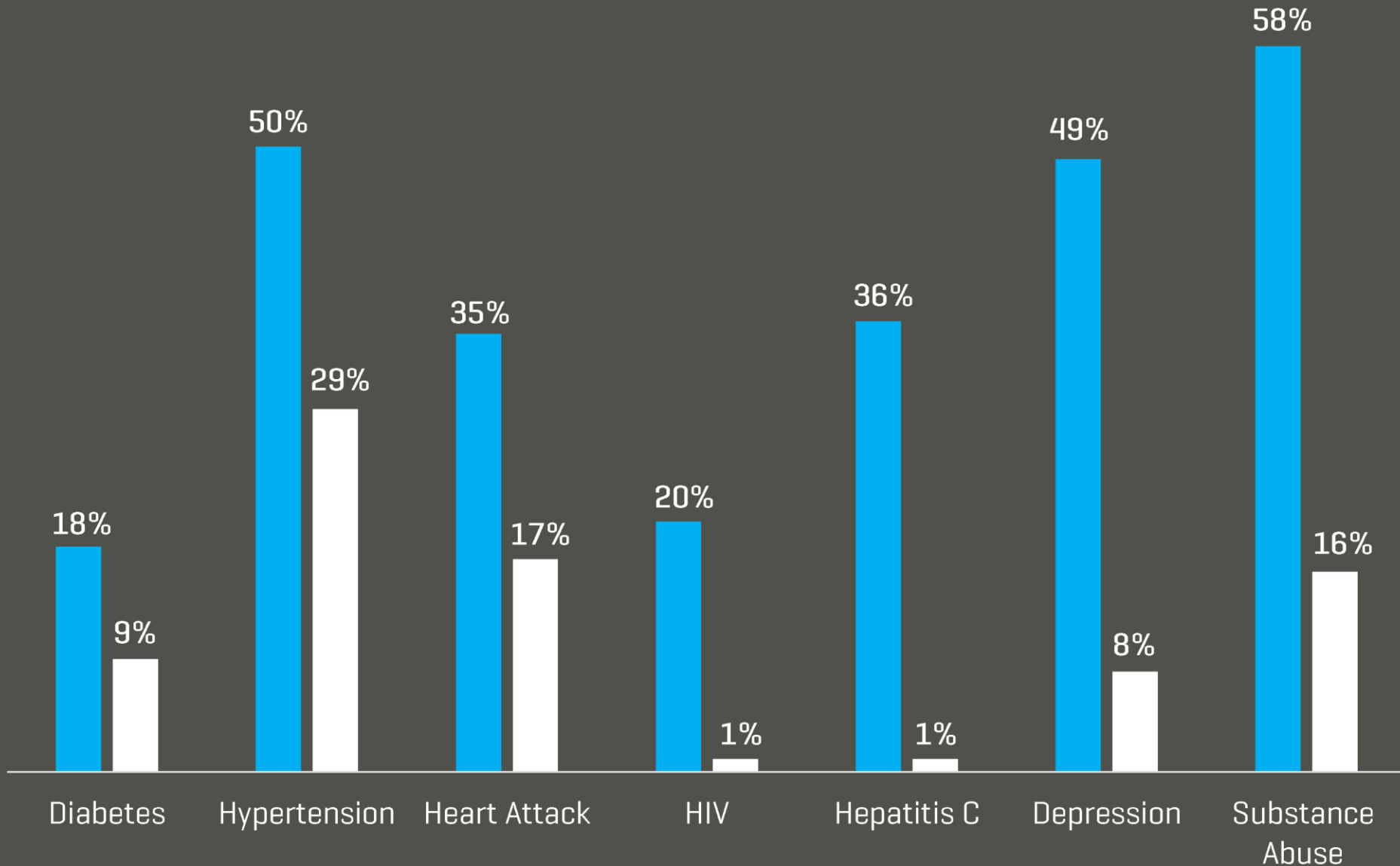

HOUSING IS HEALTHCARE

INCLUSIVE DESIGN

TRAUMA-INFORMED DESIGN
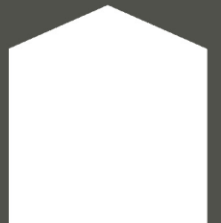
HOUSING IS HEALTHCARE

Health Conditions in the General US Population

Diabetes: 18% / 9%
Hypertension: 50% / 29%
Heart Attack: 35% / 17%
HIV: 20% / 1%
Hepatitis C: 36% / 1%
Depression: 49% / 8%
Substance Abuse: 58% / 16%

UNHOUSED

HOUSED

Source: National Health Care for the Homeless Council February 2019 Fact Sheet: Homelessness & Health

BUD CLARK COMMONS

HOME FORWARD

2011

8

7

6

5

4

3

2

1
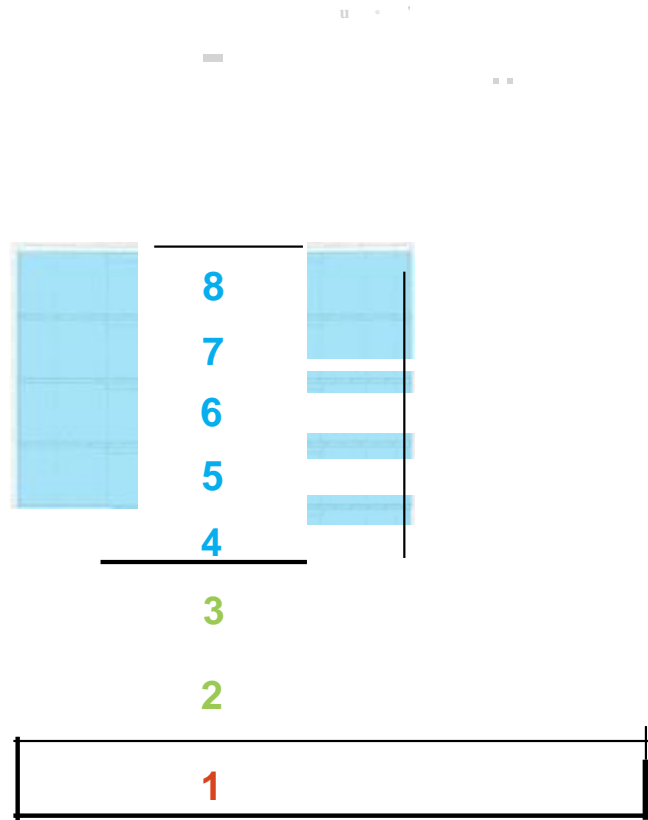
HOUSING
floors 4-8

The hous,ng has 130 permanent studios for single **men and women.**

- **counseling**
  24 hour reception
- balconies

- **community room**
  laundry facilities
- computers

DAY CENTER
floors 2-3

The Day Cente, p,ov,des **homeless citizens with the ,esources they need to gain and maintain housmg.** It is open lo the pubhc

- showers
- **restrooms**
- lib1a1y
- **wellness center**
- barbershop
- pet kennels
- garden balcony
- lockers
- kitchen

- free clothing
- **computers**
- **counseling**
- **laundry center**
- public courtyard
- art studio
- **mail center**
- **community courtroom**
- **rneetmg space**

SHELTER
floor 1

The shelter provides a tempora,y home for 90 men
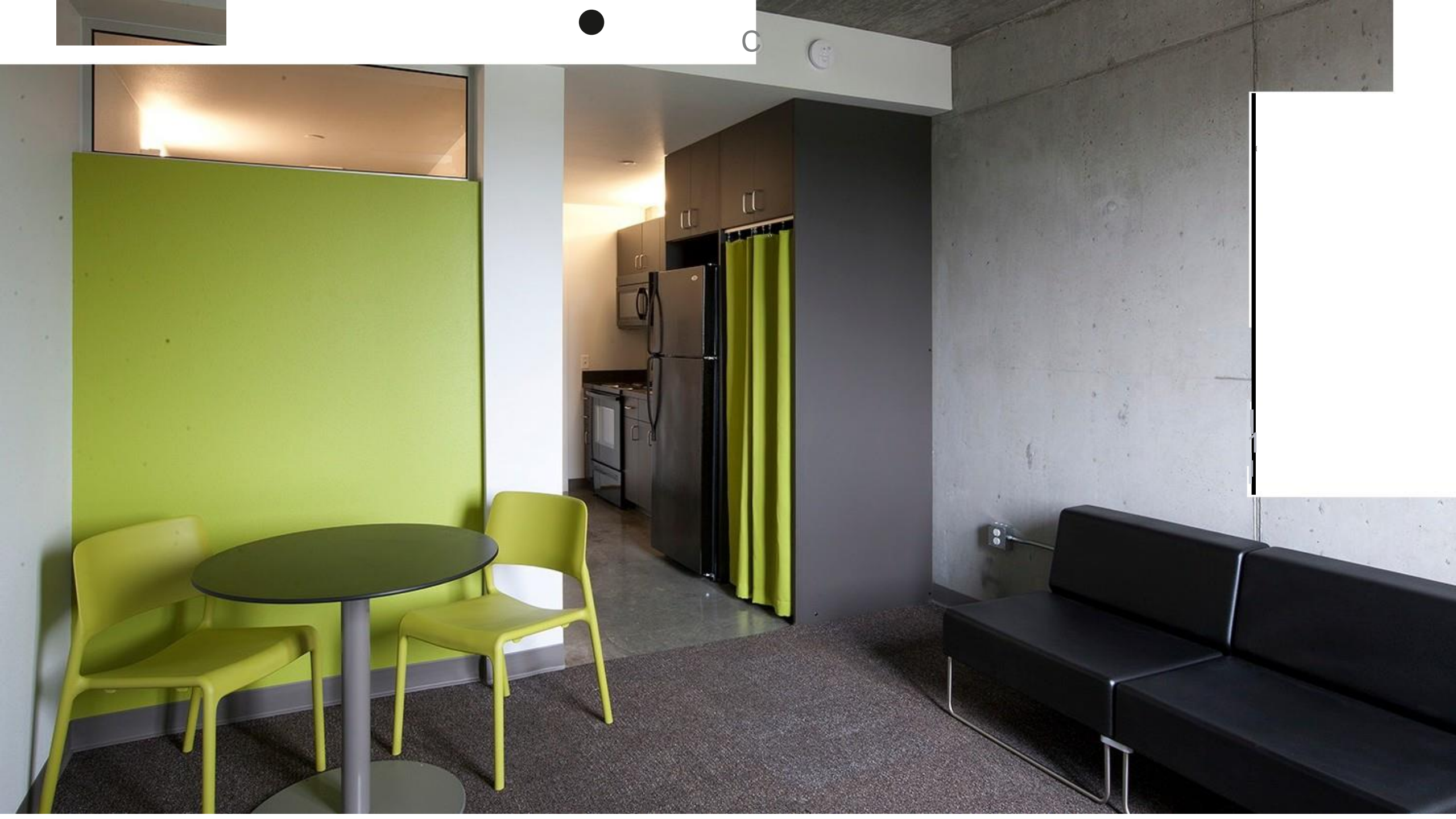
- counseling
  lockers
  laundry center
  restrooms
- **computers**

- **dining area**
  showers
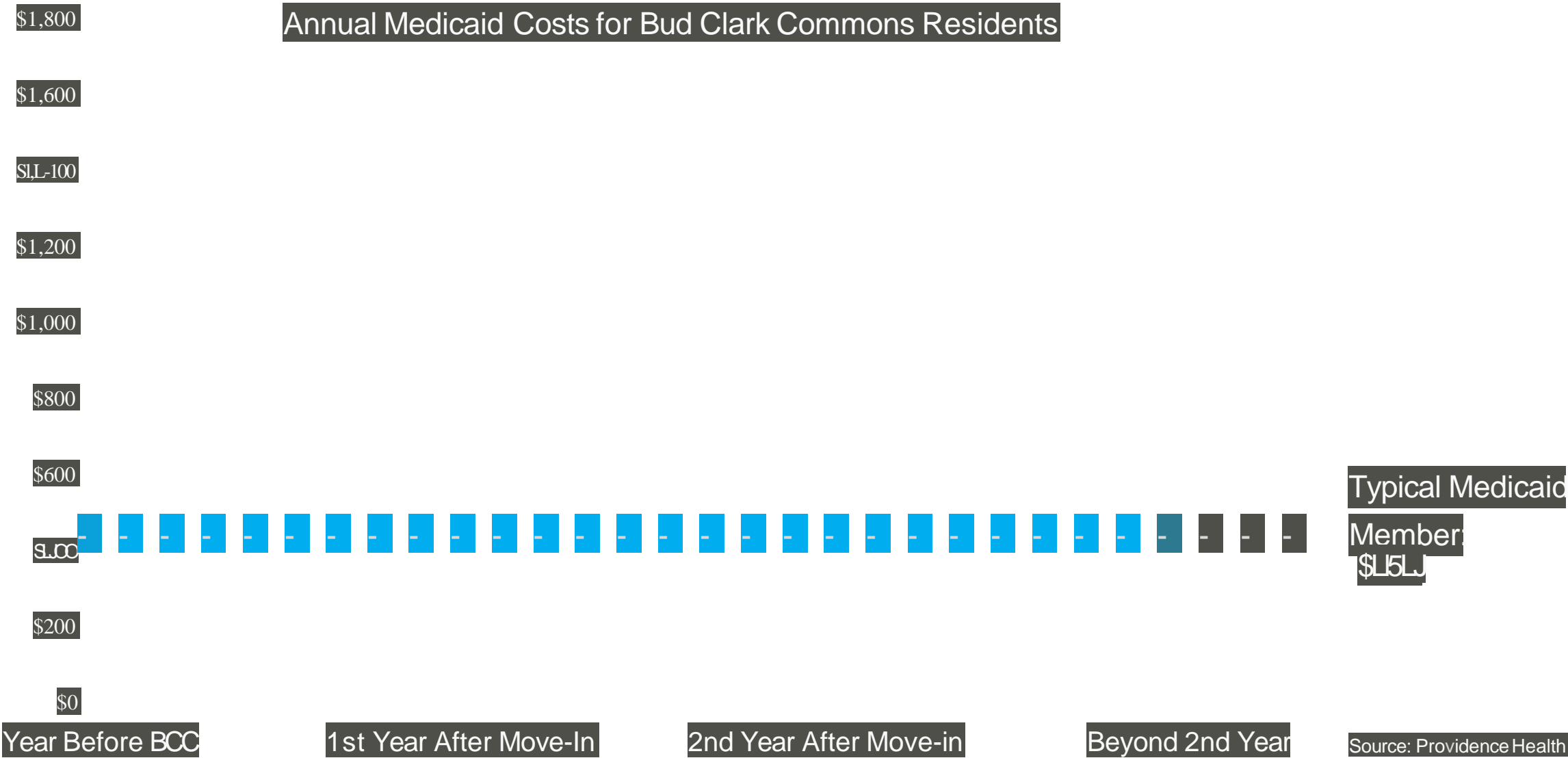 private courtyard
  exercise room
- commercial kitchen

Annual Medicaid Costs for Bud Clark Commons Residents

$1,800
$1,600
$l,L-100
$1,200
$1,000
$800
$600
$l,00
$200
$0

Typical Medicaid Member $l.i5LJ

Year Before BCC   1st Year After Move-In   2nd Year After Move-in   Beyond 2nd Year

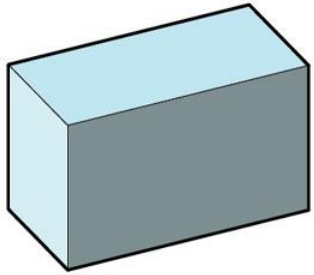# COMMUNITY CONNECTIONS

ARGYLE GARDENS

TRANSITION PROJECTS

2020
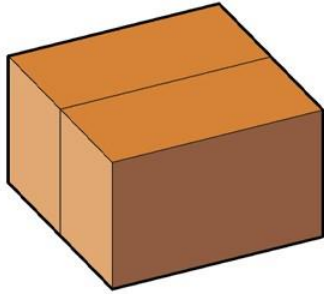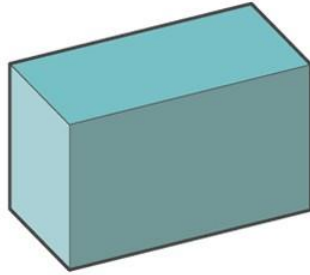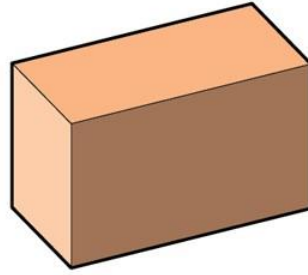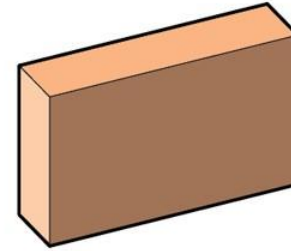
SLEEPING UNIT
8' X 16'

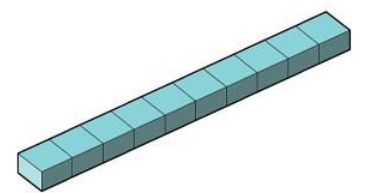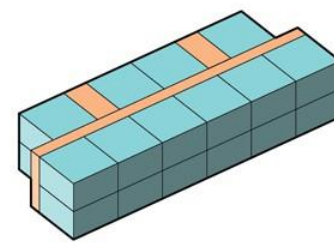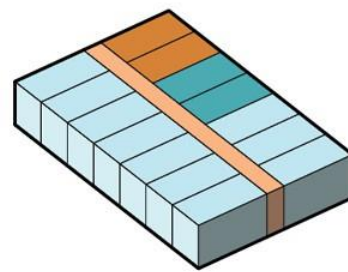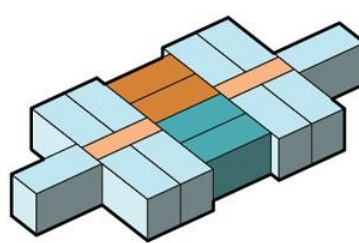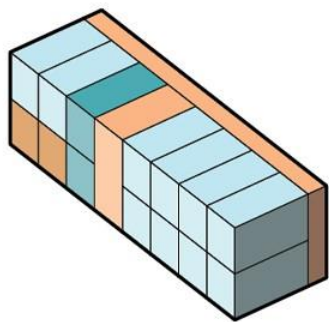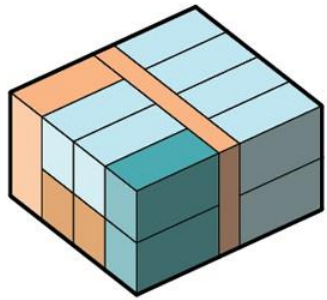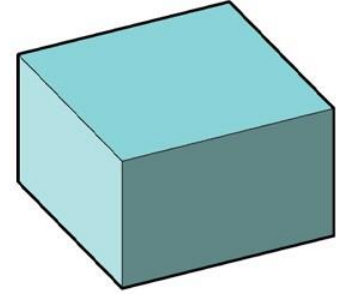SHARED SPACE/KITCHEN
16' X 16'

WET UNITS (W/C & SHOWER)
8' X 16'

STAIR
8' X 16'

CORRIDOR
5' X VARIES

DWELLING UNIT / STUDIO
16' X 16'

Six People + One Kitchen + Two Bathrooms + Dwelling Unit + Additional Dwelling Unit + Duplex
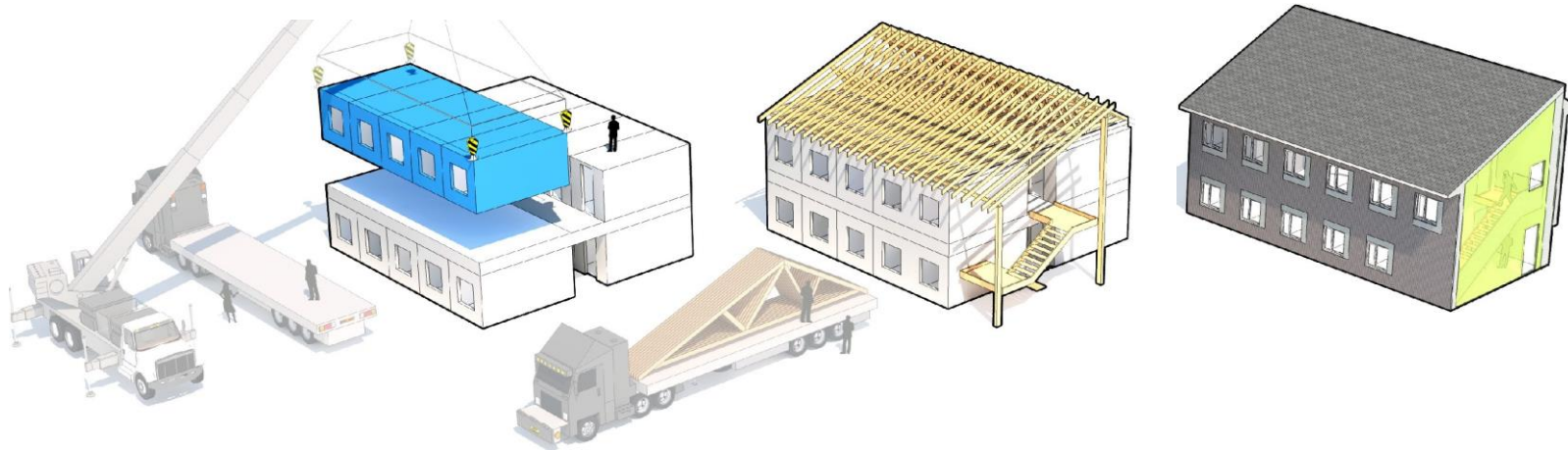
"It started in 2013. Me and my dogs lived in a van that we had. And then that broke down, and we just lived on the streets since then. I had to find something because I knew something had to break.

When I first walked into the room, I had to hold back the tears, because I was so excited about it. When I walk into it feels like home. This environment helps me move up in the world.

It's just a really nice community that I've seen. It gives you a better feeling about yourself. That's what people need."

**"Argyle Gardens
is like heaven to me,
because it gives me a chance
to become somebody again."**
Delia, Argyle Gardens resident

"When I got out of the service, man, I was by myself. And I was on the street for thirty years. Hard times. Bad times. And you start wearing down to the point that you don't trust nobody. You don't want nothin'. You just give up.

When Doreen's Place brought me here, I thought I was dreamin'. I woke up one morning and thought, "Man, how'd I get here?"

**"This place is amazing. I have my
own bed. I got a shower, I got
a bathtub, I got a mirror, and
I can cook my own meals here.
It's beautiful, man."**
George, Argyle Gardens resident

If you get housing, where you can sleep at night and get perfect rest, you can change the way you live. You want to walk around and find you a job. Now I've got a roof over my head, my rent's paid on time, I do what I'm supposed to be doing, and then I'm living.

TRAUMA INFORMED DESIGN

TRAUMA INFORMED DESIGN PRINCIPLES

SAFETY

NATURE

COMFORT

COHERENCY

DE-ESCALATION

EMPOWERMENT

CHERRY BLOSSOM

FORA HEALTH

2022

COHERENCY - create a clear narrative

Large scale of program and adjacent context is articulated with a familiar roof form as a gesture of welcoming

ROOF CONCEPT DIAGRAM

SOUTH ELEVATION

ADMINISTRATIVE | RESIDENTIAL TREATMENT | LOBBY | RESIDENTIAL TREATMENT

WITHDRAWAL MANAGEMENT | OUTPATIENT CARE
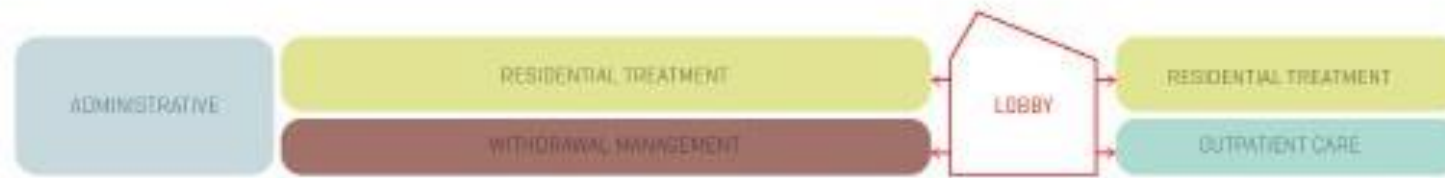
PROGRAM DIAGRAM

COMFORT - reduce environmental stressors and negative stimuli

DE-ESCALATION - provide spaces for self-care

EMPOWERMENT - provide choices

NATURE - provide connections to the natural world

SAFETY - design for both actual safety and perceived safety

INCLUSIVE DESIGN

Percentage of adults with functional disability types

26% of U.S. adults

13.7%
MOBILITY
Serious difficulty walking or climbing stairs

10.8%
COGNITION
Serious difficulty concentrating, remembering, or making decisions

6.8%
INDEPENDENT LIVING
Difficulty doing errands alone

5.9%
HEARING
Deafness or serious difficulty hearing

4.6%
VISION
Blindness or serious difficulty seeing

3.7%
SELF-CARE
Difficulty dressing or bathing

Mobility and Height

Vision

Hearing and Acoustics

Cognitive Access

Design strategies in unit
 - Accessible appliances
 - Central command center kitchen
 - Right vs Left handed oriented units
 - Open area for maneuverability
 - Lower countertops
 - Additional blocking for customizable grab bar

Design strategies in public spaces
 - Seating area at entrance
 - Ramped access
 - Variety of seating options
 - Accessibility counter at mail area & concierge
 - Double handrails
 - Elevator kick plate
 - Accessible appliances
 - Adult sized changing table

Design strategies in unit
 - Wainscott along main circulation paths
 - Well lit spaces
 - Recessed unit entries with contrasting color

Design strategies in public spaces
 - Mitigating acoustics in lobby spaces
 - Contrasting colors in furniture
 - Contrasting walls and doors
 - Change in textures of wall and floor surfaces
 - Contrast ramp color
 - Well lit spaces
 - Contrasting switch plates
 - Intentional changes in material

Design strategies in unit
 - Intuitive connectivity between living space and entry/exit
 - Use of materials that reduce reverberation

Design strategies in public spaces
 - Transparency between spaces
 - Use of materials that reduce reverberation
 - Increase visibility around corners

Design strategies in unit
 - Dimmable and controllable lighting
 - Minimal use of materials that may cause loud, unexpected noises
 - Views to nature

Design strategies in public spaces
 - Mix of active and quiet spaces
 - Transparency into common spaces
 - Dimmable, controllable lights
 - Clear wayfinding & signage
 - Clear thresholds into spaces

- Futureproofed for an adult changing table (+$)

- Centralized elevator equitable elevator and stair experience
- Elevator kick plate (+$)

- Rest area for users to sit while they wait for a ride

- Futureproofed for an emergency egress chair (+$)

- Wainscott along corridors to guide users (+$)
- Change in floor textures along main circulation paths
- Contrasting colors
- Well lit

- Visual connectivity to nature
- Intuitve circulation
- Spatial transparency

- Recessed unit entries, with color accents and individual lighting to help with identification
- Shorter corridors to reduce distant views

- Ramped access
- Wide corridors (enhanced ada clearances)

- Use of materials to dampen reverberation

= Type A units

Interior Views - Lobby

- Bench for users to rest while waiting for a ride

- Acoustic treatment at ceiling for noise mitigation

- Change in textures and contrasted colors on walls and floors between key zones

- Clear views to nature & clarity in spatial organization

- Use of color and contrast to help indicate key circulation paths
- Carpet indicates possibility of loose furniture

- Variety of seating options in contrasting colors

Key Plan

Precedent

Type A Unit

- Well lit and dimmable

- Contrast in wall color & entry/exit door
- Wainscott to guide users to entry/exit (+$)
- Provides additional wall durability

- Pull down cabinet hardware (+$)

- Minimal use of materials that may cause unexpected loud noises

- Intuitive connectivity between living space & entry/exit

- Knee clearance
- Roll in work surface
- 34" countertop height
- ADA compliant appliances

- Wall outlets to be higher than standard
- Light switches to be lower than standard

- Optimize views out and access to natural light

- Project meeting increased clearance requirements per OSSC 2022

- Single lever faucet
- Accessible plumbing fixtures
- Zero barrier sink
- Adjustable mirror angle (+$)

- Toilets without push buttons
- Non-slip flooring

- Added blocking for installation of added grab bars (+$)
- Grab-safe towel bars (+$)
- Mix of roll-in showers vs. tubs

- Open vestibule for added maneuverability

WORTH AND VALUE

POST OCCUPANCY EVALUATIONS
IN NEW AFFORDABLE HOUSING
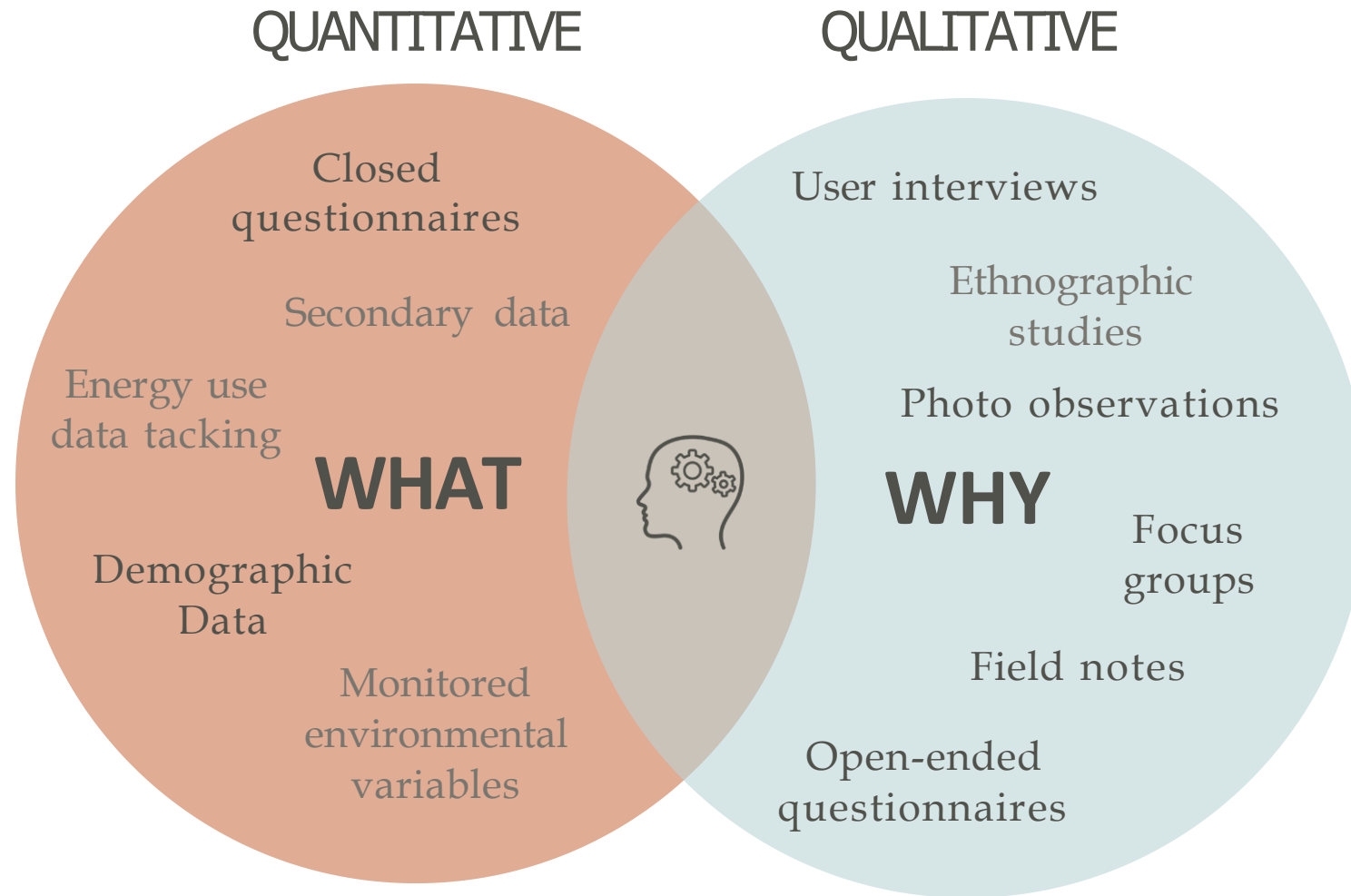
SOCIAL DETERMINANTS OF HEALTH:

Non-medical factors that influence health outcomes (Healthy People 2020, CDC)

EDUCATION ACCESS & QUALITY

HEALTH CARE & QUALITY

NEIGHBORHOOD & BUILT ENVIRONMENT

SOCIAL & COMMUNITY CONTEXT

ECONOMIC STABILITY

QUANTITATIVE   QUALITATIVE

Closed
questionnaires

User interviews

Secondary data

Ethnographic
studies

Energy use
data tacking

Photo observations

WHAT   **WHY**

Focus
groups

Demographic
Data

Field notes

Monitored
environmental
variables

Open-ended
questionnaires

RESEARCH APPROACH

72FOSTER | PORTLAND, OR

BRIEF

Affordable housing and resource center tailored for intergenerational families

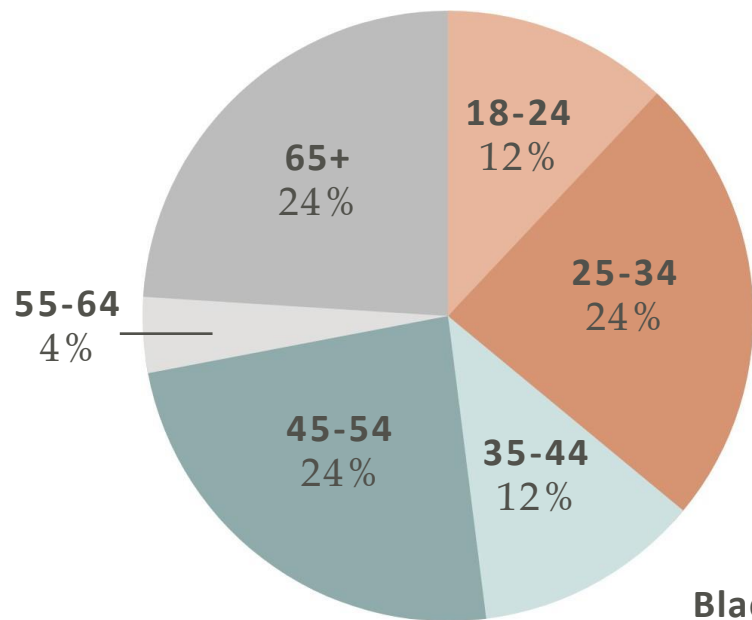**COMPLETION**

2019

SIZE
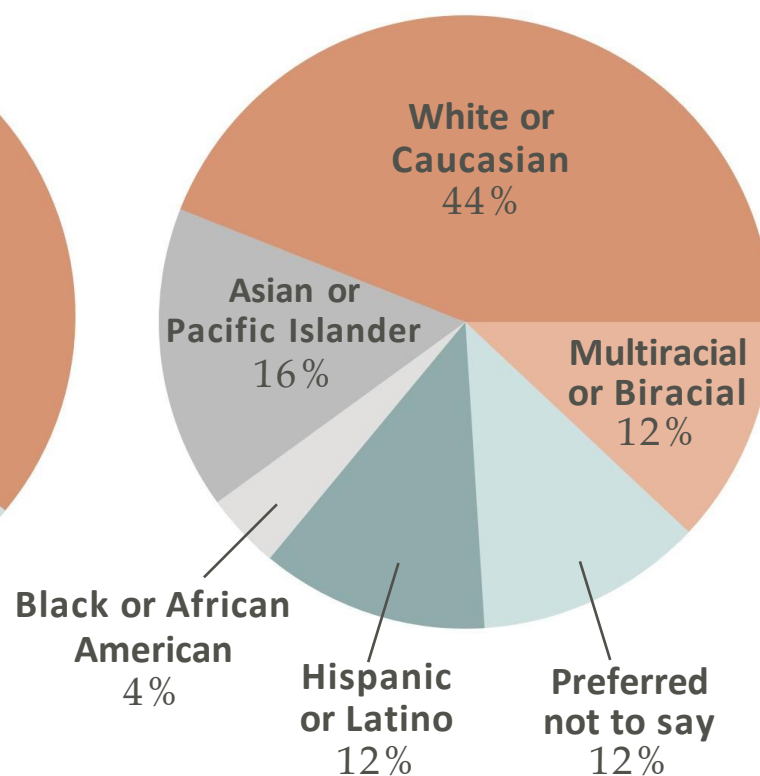
79,600 sq. ft., 101 units

CLIENT

REACH Community Development

SAMPLING CRITERIA – QUESTIONNAIRES

AGE

- 18-24: 12%
- 25-34: 24%
- 35-44: 12%
- 45-54: 24%
- 55-64: 4%
- 65+: 24%

ETHNICITY

- White or Caucasian: 44%
- Multiracial or Biracial: 12%
- Preferred not to say: 12%
- Hispanic or Latino: 12%
- Black or African American: 4%
- Asian or Pacific Islander: 16%

GENDER

- Woman: 60%
- Man: 36%
- Preferred not to say: 4%
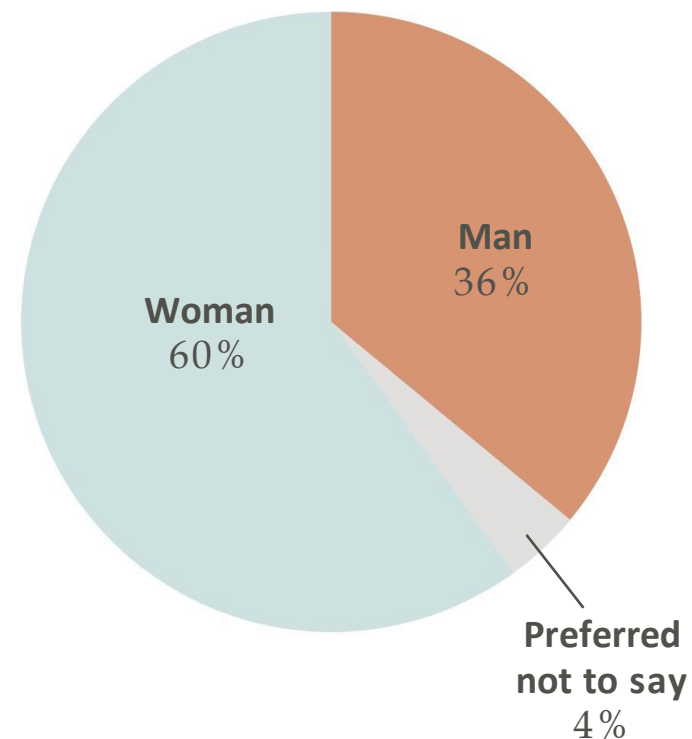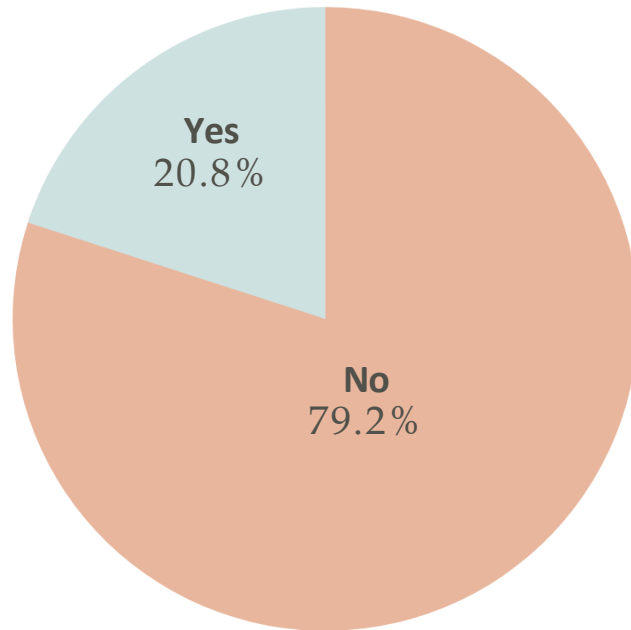
SAMPLING CRITERIA – QUESTIONNAIRES

USE OF MOBILITY EQUIPMENT
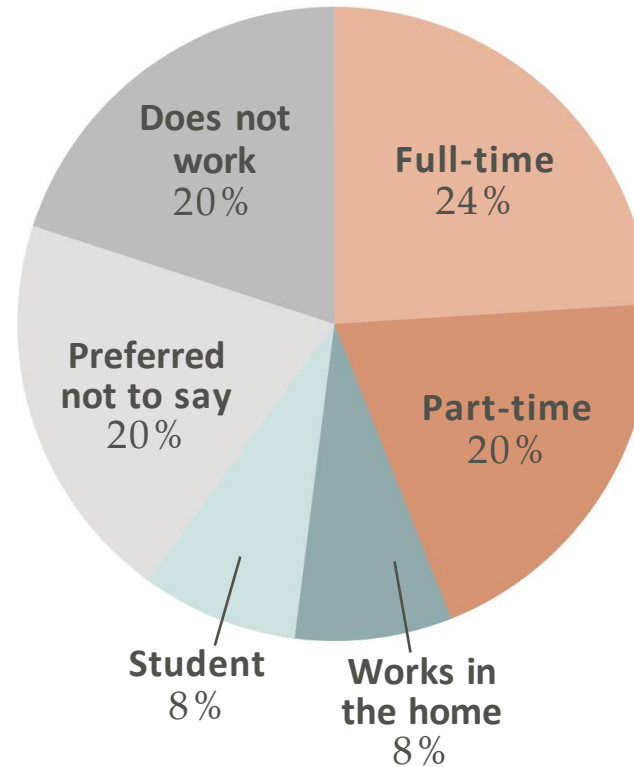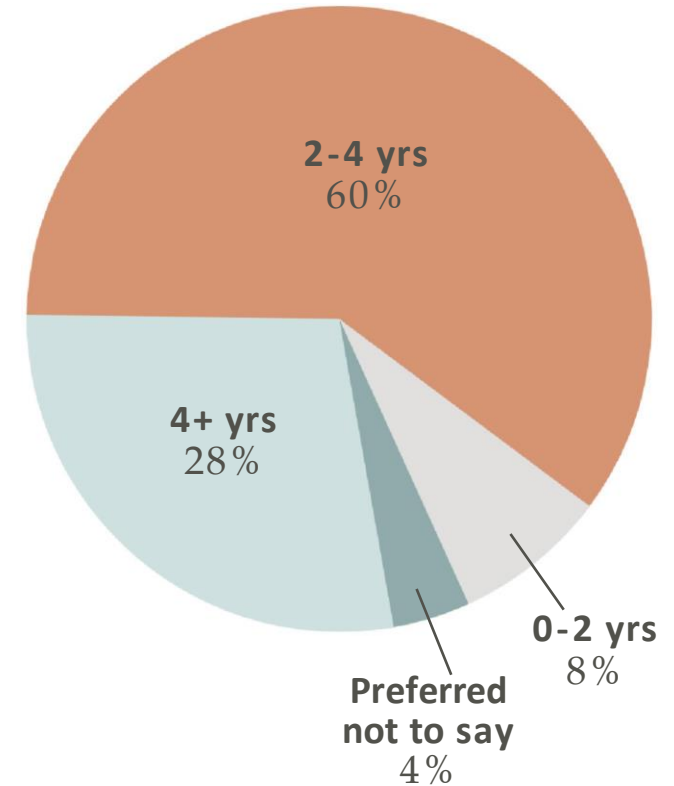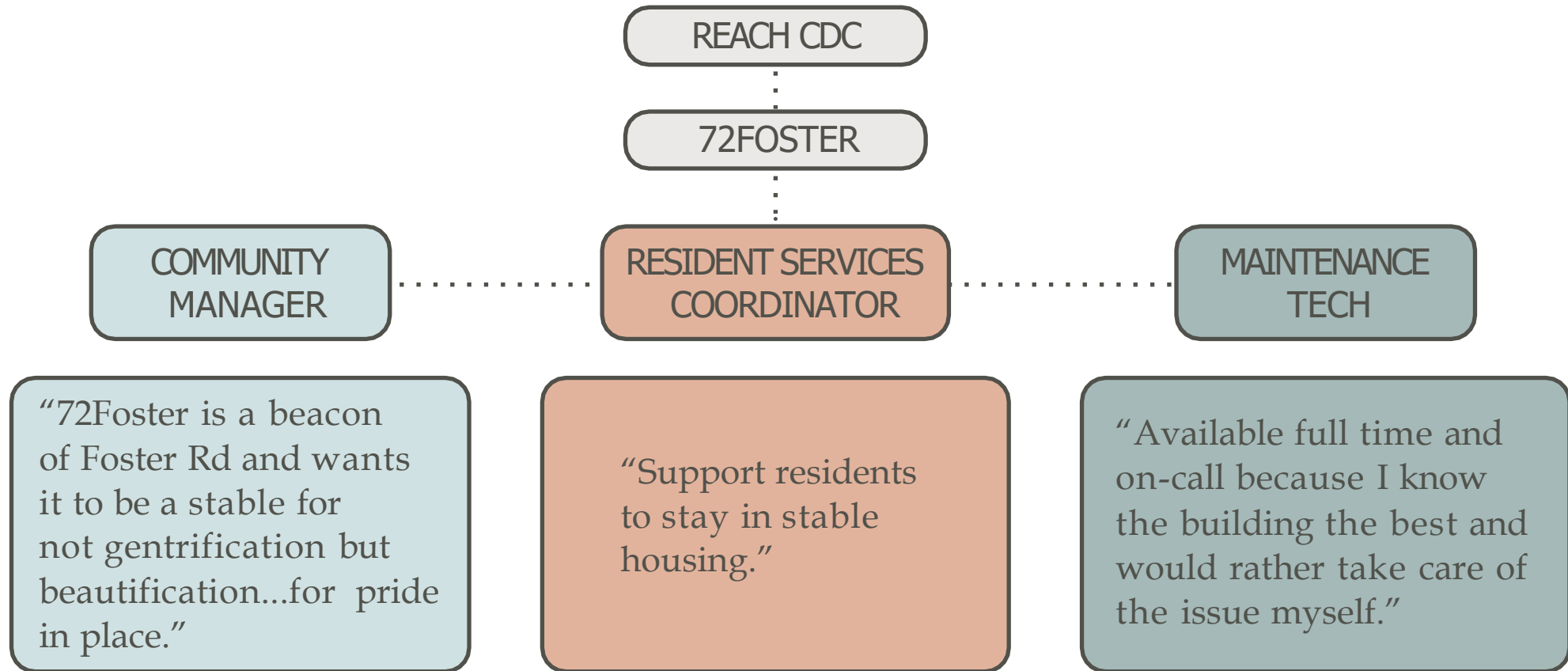
Yes
20.8 %

No
79.2 %

OCCUPATION

Does not work
20 %

Full-time
24 %

Part-time
20 %

Preferred not to say
20 %

Student
8 %

Works in the home
8 %

TIME LIVING AT 72FOSTER

2-4 yrs
60 %

4+ yrs
28 %

0-2 yrs
8 %

Preferred not to say
4 %

REACH CDC

72FOSTER

COMMUNITY MANAGER

RESIDENT SERVICES COORDINATOR

MAINTENANCE TECH

"72Foster is a beacon of Foster Rd and wants it to be a stable for not gentrification but beautification...for pride in place."

"Support residents to stay in stable housing."

"Available full time and on-call because I know the building the best and would rather take care of the issue myself."

DATA ANALYSIS – HEALTH

	SOUND	AIR QUALITY	TEMP	LIGHT	SMELL
COMFORT IN UNIT					
COMFORT IN COMMUNITY SPACES					

Legend: Horrible · Poor · OK · Good · Great
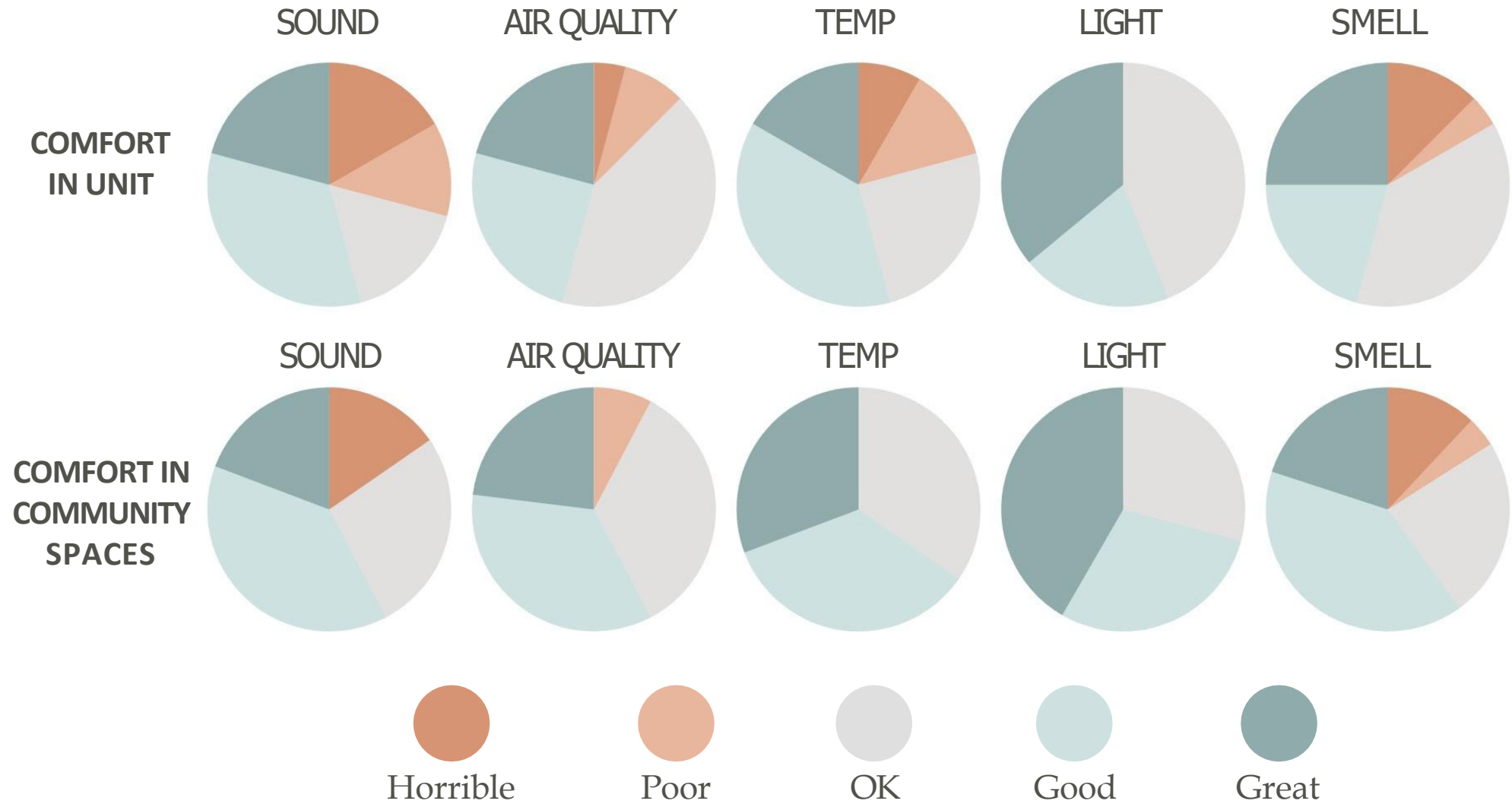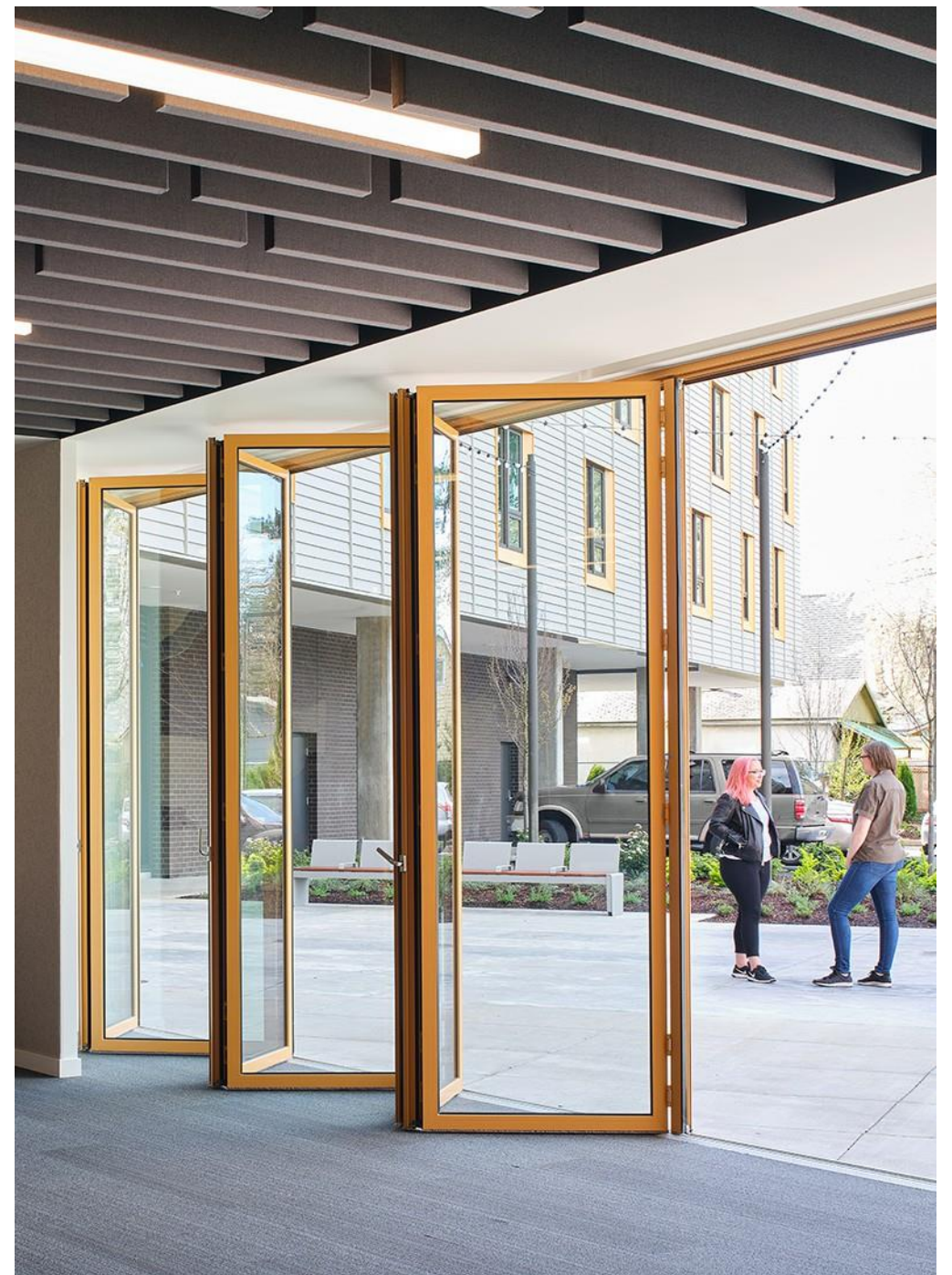
"I used to feel bike parking was safe but no longer due to security problems/theft."

"I would feel safer with access to a stairwell in the lobby."

"It's safe, I feel like home."

"Does not always feel safe outside of the building, especially at night."

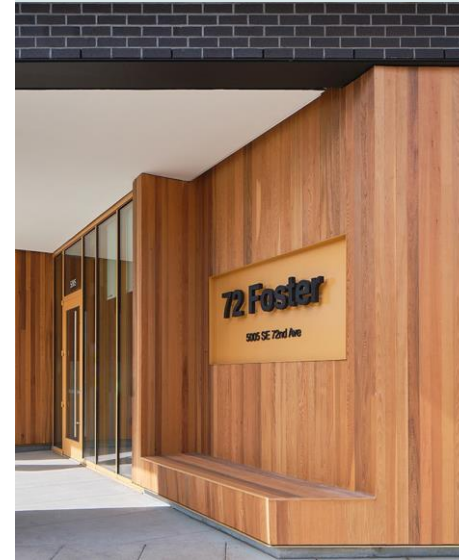"There's break-ins at the building from every entrance."

"The theft is really an unbelievable hurdle for us right now. Once someone gets their bike stolen that's the end of biking."

"Front bench is hidden and is seldom used by residents actually waiting for a ride."

"There aren't stairs to use from Level 01 to go up and down, so you have to use elevators, which have continual issues."

ANALYSING CARBON IN MULTIFAMILY BUILDINGS
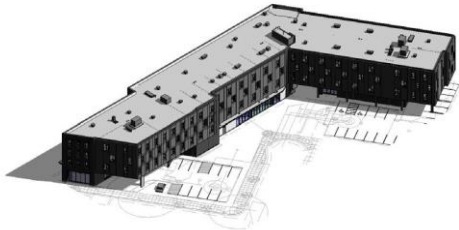
72FOSTER
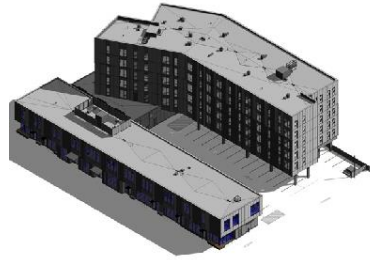
THE NICK FISH
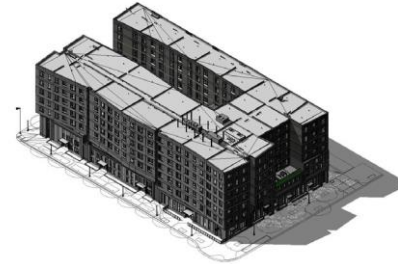
THE FOWLER

HEARTH

ARGYLE GARDENS
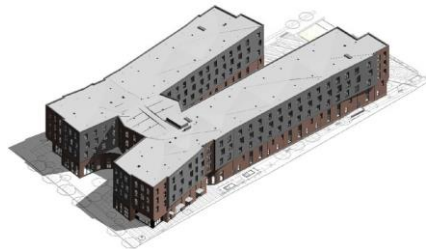
3000 POWELL
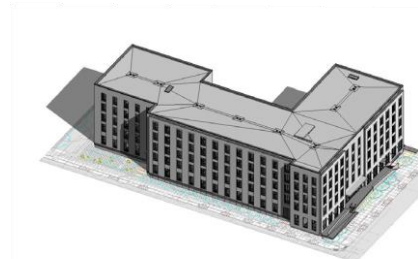
THE AURORA
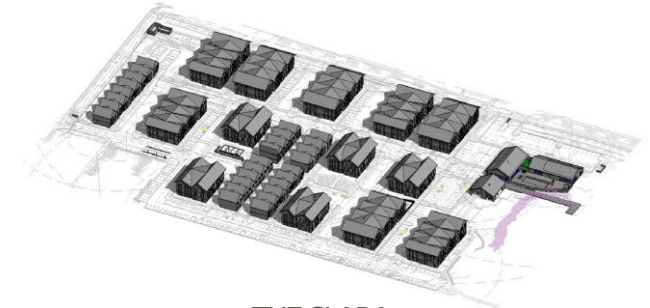
THE CLARA

RESEARCH OVERVIEW

This Energy Trust of Oregon research project analyzes the operational, embodied, and whole life carbon of eight multifamily buildings in the Pacific Northwest.

PRIMARY RESEARCH GOALS

1) Provide public operational and embodied carbon data, especially for low and mid-rise wood frame multifamily construction in Oregon.

2) Determine the predicted life-span balance between operational carbon and embodied carbon, for eight multifamily projects in Oregon.

EMBODIED
CARBON

OPERATIONAL
CARBON

WHOLE LIFE CARBON

GLOBAL CO$_2$ EMISSIONS[1]

37% FROM BUILDINGS

OPERATIONAL = 28%
- Residential (direct) 6%
- Residential (indirect) 11%
- Non-residential (direct) 3%
- Non-residential (indirect) 8%

EMBODIED = 9%
- Buildings construction industry - concrete, aluminum, and steel 6%
- Estimated emissions for bricks and glass ~3%

Infrastructure 6%

Other industry 30%

Transport 22%

Other 8%

1   United Nations Environment Programme. 2022. 2022 *Global Status Report for Buildings and Construction*, https://www.unep.org/resources/publication/2022-global-status-report-buildings-and-construction, data from International Energy Agency. 2022. *Tracking Buildings 2022*. Paris: International Energy Agency. Available at: https://www.iea.org/reports/tracking-buildings-2021

PROJECTS - CONSTRUCTION TYPE + HEIGHT

wood | steel | concrete

LOW-RISE

MID-RISE

THE CLARA

72FOSTER

3000 POWELL

THE FOWLER

THE AURORA

THE NICK FISH

THE HEARTH
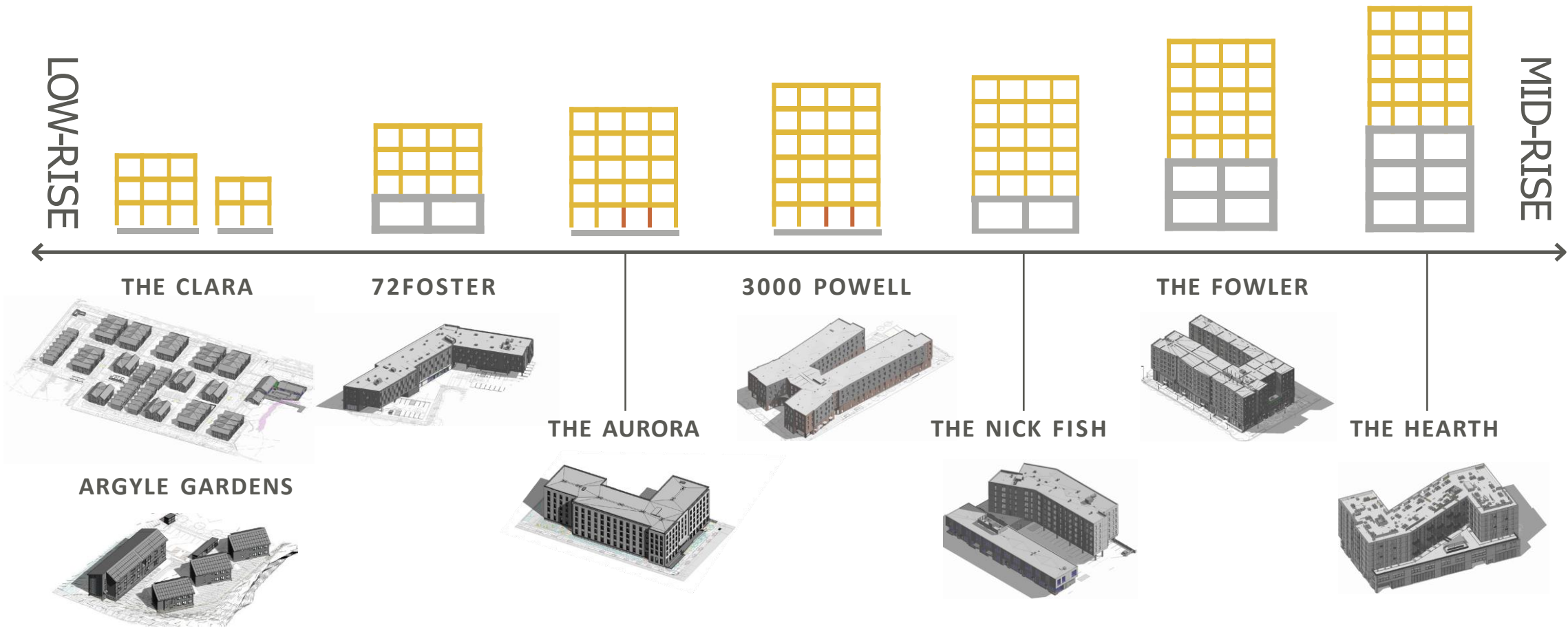
ARGYLE GARDENS

CONCLUSIONS & FINDINGS

ARGYLE GARDENS
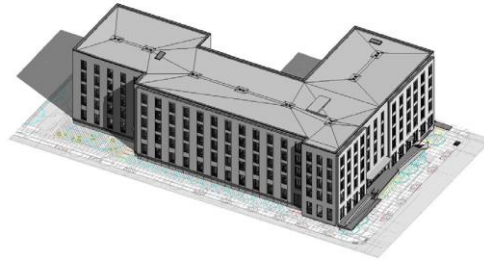
THE AURORA

3000 POWELL

THE CLARA

WHOLE LIFE CARBON

Cumulative KG CO²eq over 60 years

Building	PER UNIT	PER BEDROOM	PER OCCUPANT
72 Foster	103641	79906	56736
The Nick Fish	150870	131573	91252
Hearth	119071	89030	61517
The Fowler	144252	113044	78705
Argyle Gardens	34137	34137	30251
3000 Powell	71305	52344	37494
The Aurora	51881	31743	20576
The Clara	94588	47979	30796

■ PER UNIT ■ PER BEDROOM ■ PER OCCUPANT
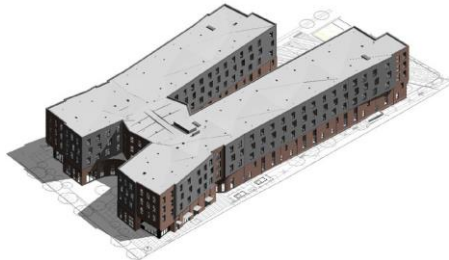
2) Argyle Gardens, 3000 Powell, the Clara and the Aurora have some of the lowest operational, embodied, and whole life carbon per housing unit, bedroom, and occupant.

WHY ARGYLE GARDENS?
- Small unit size
- SRO units share kitchens and bathrooms
- Limited concrete (embodied carbon driver)
- Limited windows (embodied carbon driver)
- Ceiling fans but no air conditioning (operational carbon driver)

CONCLUSIONS & FINDINGS

WHOLE LIFE CARBON

Cumulative KG CO²eq over 60 years

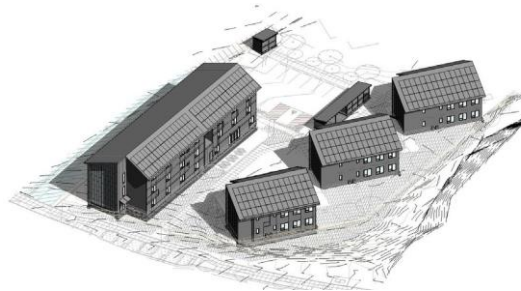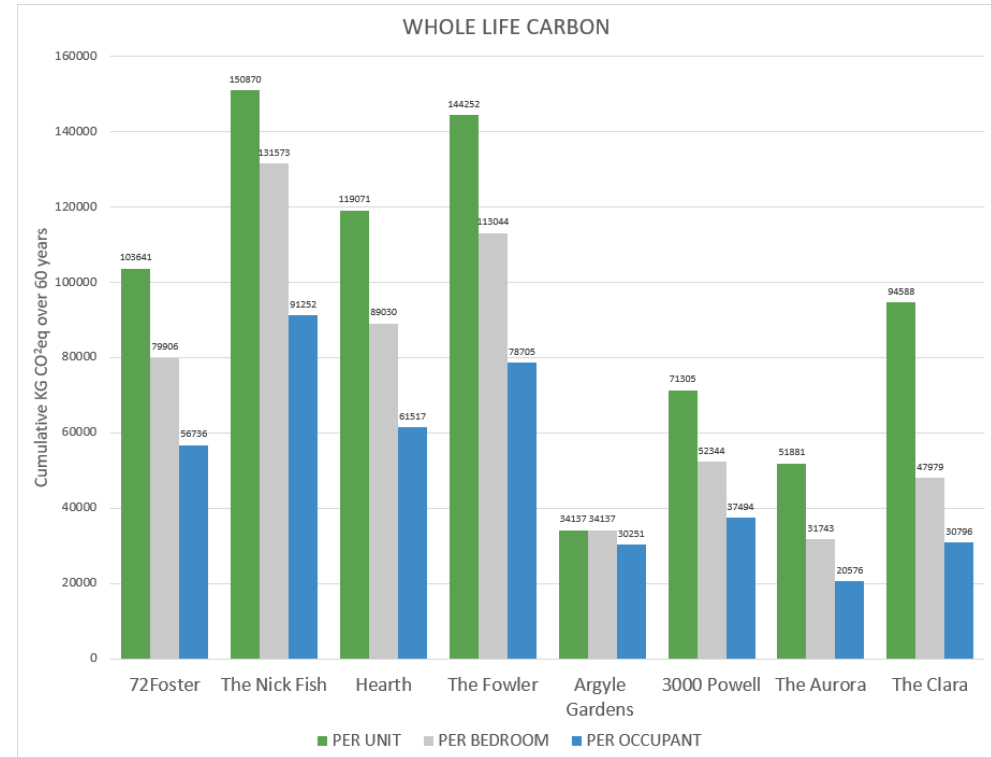|	72Foster	The Nick Fish	Hearth	The Fowler	Argyle Gardens	3000 Powell	The Aurora	The Clara
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■ PER UNIT ■ PER BEDROOM ■ PER OCCUPANT

ARGYLE GARDENS

still lowest per unit

lowest per bedroom, per occupant

THE AURORA

FINAL THOUGHTS

- SET GOALS FOR EUI, OPERATIONAL CARBON, AND EMBODIED CARBON EARLY IN A PROJECT

- TRACK AGGREGATE ENERGY USAGE DATA AND SETUP FEEDBACK LOOP WITH ARCHITECTS, ENGINEERS, AND OWNERS

- REQUEST EMBODIED CARBON DATA FROM MEP MANUFACTURERS

- THE MOST SUSTAINABLE BUILDING IS THE ONE THAT IS ALREADY BUILT

WHOLE LIFE CARBON
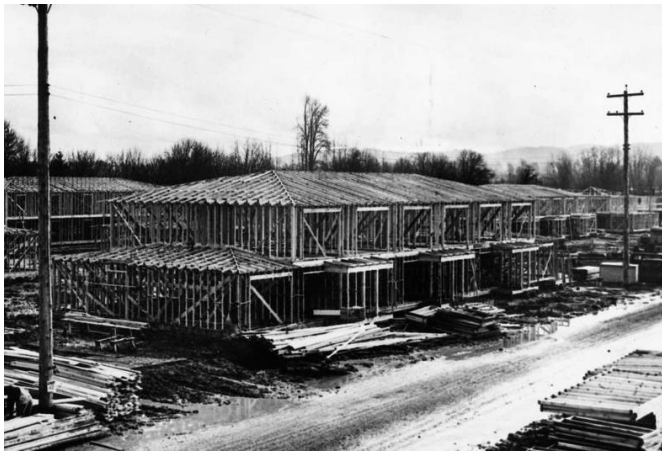
■ Operational Carbon   ■ Embodied Carbon

Y-axis: CUMULATIVE KG CO_2EQ/M^2 OVER 60 YEARS (200.0 – 1800.0)

Building	Operational Carbon	Embodied Carbon
(1) 72 Foster	1105.5	372.1
(2) The Nick Fish	947.5	507.0
(3) Hearth	803.1	423.5
(4) Fowler	1092.6	449.0
(5) Argyle Gardens	960.9	321.8
(6) 3000 Powell	785.6	366.5
(7) The Aurora	322.5	259.2
(8) The Clara	697.2	232.8

THANK YOU

Innovations in Housing Production

Housing Land Advocates Conference 2024

March 8, 2024

Celestina Teva, Housing Planner
DLCD Housing Division

Innovations
in Housing Production

At the Department of Land Conservation & Development

- Racial Equity Framework for Decision-Making in the Oregon Housing Needs Analysis rulemaking

- Equitable Engagement Toolkit

- Housing Production Strategy program

- Climate-Friendly & Equitable Communities

- Mass Timber Code-UP project

Racial Equity Framework for Decision-Making in the
Oregon Housing Needs Analysis rulemaking

OHNA Rulemaking Timeline
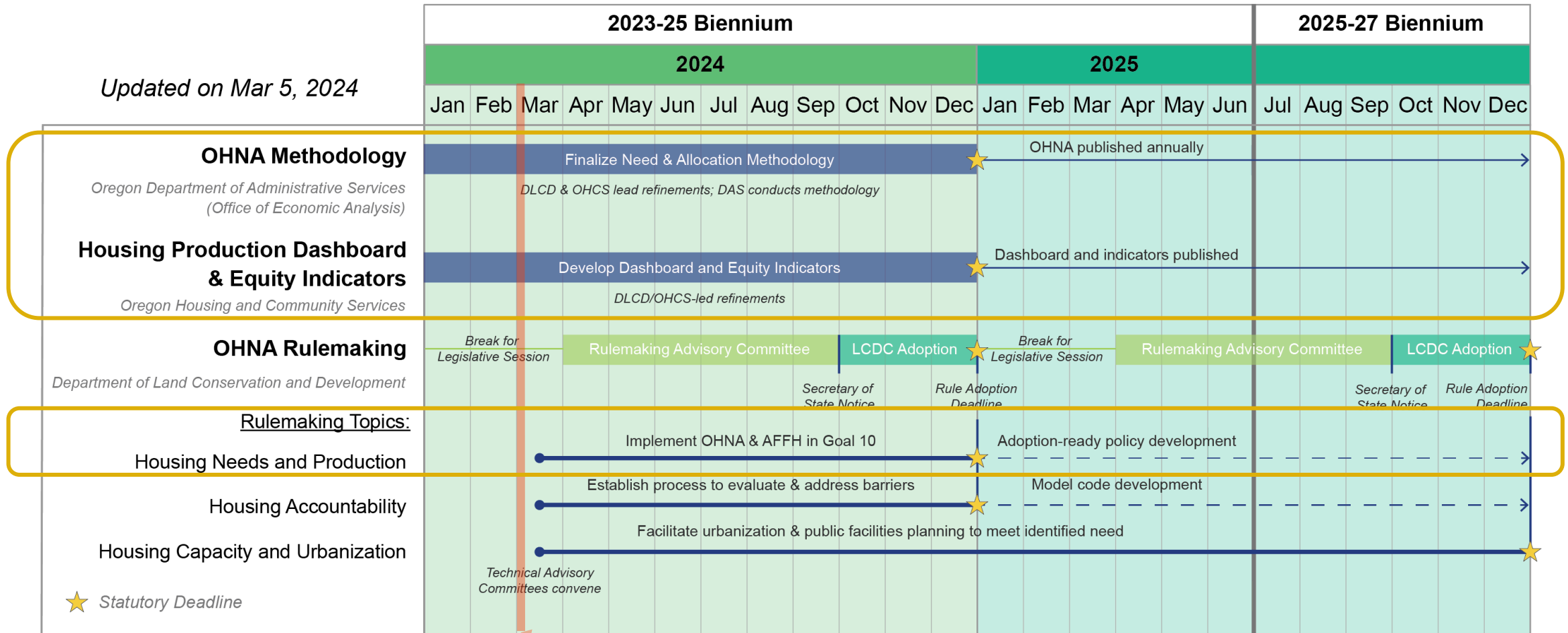
OHNA Rulemaking Topic Areas / TACs

Housing Need & Production

- OHNA implementation; "needed housing" translation into types, characteristics, and locations
- Affirmatively Furthering Fair Housing into Housing Production Strategy
- Adoption-ready policies – model codes, permit-ready plans, incentive programs, public facilities policies, and more

Housing Capacity & Urbanization

- "Off the shelf" methodologies & assumptions – e.g. BLI, UGB, etc.
- Greater clarity/certainty for analyses, UGB amendments, land exchanges, & urban reserves
- Facilitate development-readiness of lands brought into the UGB

Housing Accountability

- Measuring (under)performance
- Scope and process of DLCD review of local/state barriers to housing production
- Steps to ensure local gov't take meaningful actions to address identified barriers

Racial Equity Framework for Decision Making

- Adopted by Land Conservation & Development Commission in 2023

- 8 assessment areas with corresponding analysis questions

- **Applying this framework to OHNA rulemaking, including RAC & TAC participation**

Historical Inequities	**Benefits & Burdens**	**Data Equity & Data Justice**	**Community Engagement & Empowerment**
Accountability	**Restorative Justice**	**Decision Making**	**Measuring & Evaluating Outcomes and Continuous Improvement**

Statewide DLCD
Equitable Engagement Toolkit

Equitable Engagement Toolkit

Who

- **DLCD, Knot Studio, MultiCultural Collaborative**

What

- **Statewide equitable engagement tools & best practices**
  - Centers racial equity
  - May include power analysis and benefits & burdens analysis tools
  - For all community sizes – small, medium, and large
  - For various project types including housing planning (HPS & CFEC)

Why

- **Better support local governments across the state**

When

- **Completion by May 30, 2025**

knot studio

MultiCultural
Collaborative

Goal 10 – Housing

*"**To provide for the housing needs of citizens of the state.** 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."*
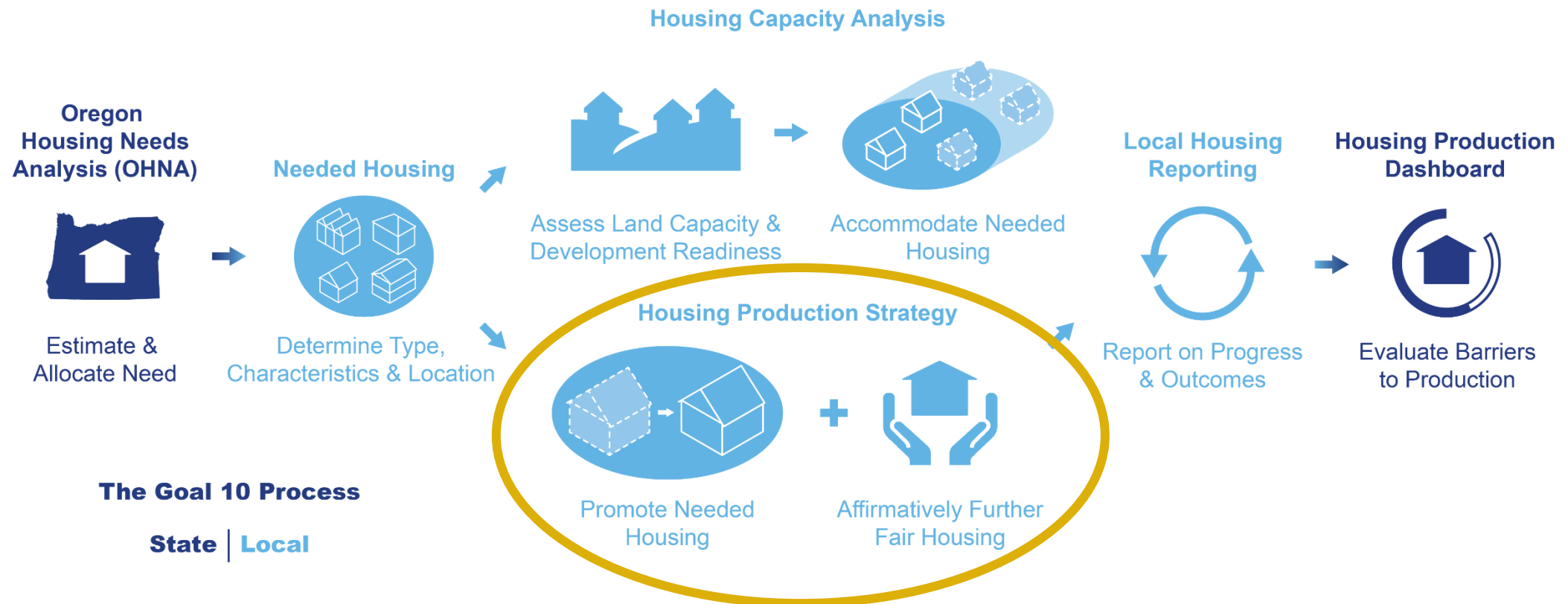
Housing Production Strategy Program

Year 1

- **2023**
  - 11 Received, all Approved with Conditions
- **2023-25 biennium**
  - 14 HPS Planning Assistance grants awarded
- **Takeaways**
  - Kudos to the trailblazers!
  - Analysis of reports & strategies in aggregate and refinements to the HPS menu are forthcoming
  - Collective work ahead to Affirmatively Further Fair Housing in the HPS program

Climate-Friendly & Equitable Communities (CFEC)
Implementation

- Walkable, Mixed-Use Areas

- Reduce need for vehicle trips and trip lengths

- Located in Urban Centers and Corridors

- Cities > 10,000 adopt CFAs with sufficient zoned capacity for at least 30% of total housing needs

- Prescriptive or Outcome-Oriented Standards

Climate-Friendly Area (CFA) Basics

Oregon's Eight Metropolitan Areas

Climate-Friendly Areas
Status Update

To date:

- **Nearly all Climate Friendly Area studies have been received** and posted for public comment

End of March 2024:

- **DLCD will provide comments on all CFA studies**

End of December 2024:

- **Jurisdictions will adopt CFAs** with corresponding development codes and mitigating anti-displacement and anti-gentrification strategies (unless approved for time extension)

Mass Timber Code-UP Project

DLCD with the Mass Timber Coalition

Oregon's Vision for a Thriving Mass Timber Industry Cluster

Public Investments that:

- Catalyze the emergent mass timber sector

- Create quality jobs in the manufacturing, construction, and forestry industries

- Increase wildfire resiliency of timber resources and communities living with the risk of wildfire

- Share economic benefits between urban and rural regions of the state

- **Expedite production of housing**

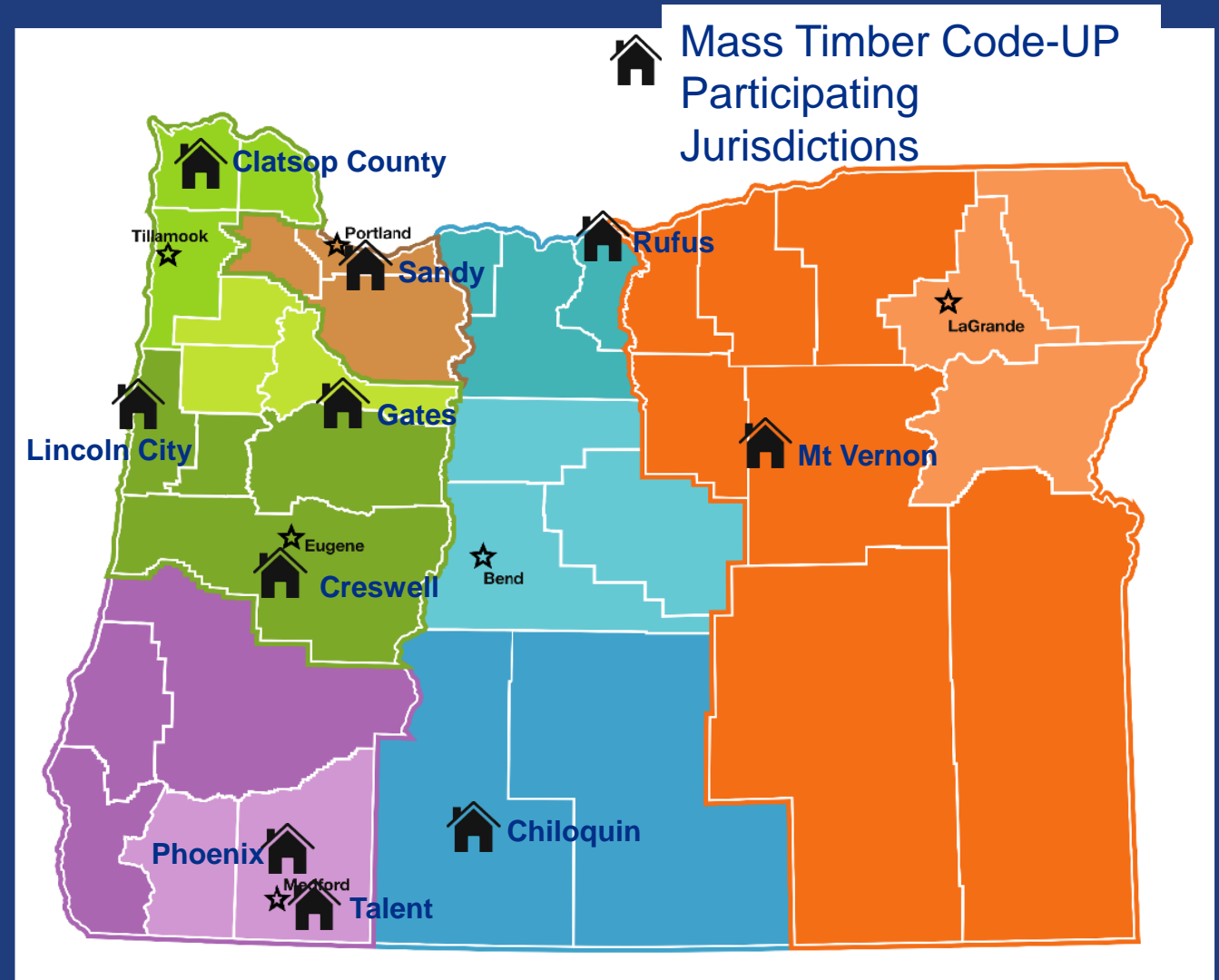*Flynn Casey & Christiana Hedlund/ University of Oregon*

Mass Timber Code-UP

- **Model Code & Audit Workbook**
  - **Complete** and will be available online soon: audiences include jurisdictions & builders/developers

- **Technical code assistance grants**
  - **Underway** with grant management support

Mass Timber Code-UP Participating Jurisdictions

Clatsop County
Tillamook
Portland
Sandy
Rufus
LaGrande
Lincoln City
Gates
Mt Vernon
Eugene
Creswell
Bend
Chiloquin
Phoenix
Medford
Talent

Additional DLCD Contacts

- Mass Timber Coalition & Code-UP Project
  - Kieran Turnbull, Mass Timber Coordinator & RARE Intern
    - kieran.turnbull@dlcd.oregon.gov
  - Leigh McIlvaine (she/her), Economic Development Specialist & Mass Timber Project Lead
    - Leigh.mcilvaine@dlcd.oregon.gov

- Climate-Friendly & Equitable Communities
  - Kevin Young (he/him), Senior Urban Planner
    - kevin.young@dlcd.oregon.gov

Thank you!

Housing Land Advocates Conference | March 8, 2024

DLCD Housing Division