

WHAT IS THE Oregon Housing Needs Analysis (OHNA)?



The OHNA has been codified into law¹ with the intent to facilitate housing production, affordability, and choice to meet housing needs for Oregonians statewide.

The OHNA represents the most significant revision to the state's housing planning system since its inception 50 years ago. The entire state is experiencing a housing crisis. Prior to the OHNA, Oregon's housing planning system planned for and invested in too little housing resulting in undersupply, rising home prices, segregation and displacement in some communities, and deepening inequities across all communities.

The Oregon Legislature and Governor Tina Kotek have directed the Department of Land Conservation and Development (DLCD) to iterate housing planning in the state to **ensure that all Oregonians have access to safe, affordable housing in their communities of choice that meets their needs.**

What is the OHNA?

The OHNA articulates new responsibilities for state agencies and local governments to reorient the implementation of Statewide Land Use Planning Goals 10 (Housing) and 14 (Urbanization) to produce more housing, ensure equitable access to housing, and ensure state and local governments take action to address need. It affects the way all communities plan for housing and urban lands, and cities with populations of 10,000 or greater are now required to regularly plan and take action to address needs. The OHNA includes the following components:

Methodology

- ◆ A methodology that estimates the total number of **Needed Housing** units over a 20-year period for all of Oregon, divided into geographic regions, components of need, and affordability brackets
- ◆ An allocation of need to each local government in a region
- ◆ This allocation at the city level forms the basis for the statewide development of **Housing Production Targets** for cities with over 10,000 people
- ◆ The methodology will be run annually by the Oregon Office of Economic Analysis inside the Department of Administrative Services (DAS)

Dashboard

- ◆ A publicly available **Housing Production Dashboard** that will track progress toward housing production target goals by city
- ◆ A set of **Housing Equity Indicators** that will monitor equitable housing outcomes by city
- ◆ The dashboard and equity indicators will be published annually by the Oregon Housing and Community Services (OHCS) Department

Program

- ◆ A **Housing Acceleration Program** that supports cities who are falling behind on their Housing Production Targets
- ◆ The Housing Acceleration Program requires action, partnership, and investment to identify and address barriers to production within the control of local governments and state agencies
- ◆ The Housing Acceleration Program and OHNA integration into Oregon's other land use planning goals will be managed by DLCD and aligned with cities' Housing Production Strategy deadlines

COMPONENTS OF THE OHNA

Four Components of Housing 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
Units to Address Homelessness

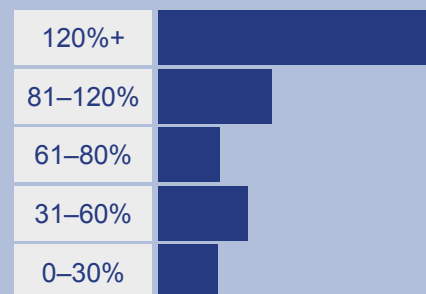


Units needed to house those who are currently experiencing homelessness

Calculated for the state, each region, and each income level



DISTRIBUTION OF UNITS BY PERCENTAGE OF AREA MEDIAN INCOME



The OHNA brings about several important changes to housing planning in Oregon by requiring jurisdictions to plan for housing in a more comprehensive way and include housing underproduction, housing units needed for people experiencing homelessness, and units lost to second and vacation home demand in the estimate of total housing need. It also requires jurisdictions to use regional incomes, instead of local incomes, to assess needed housing. These changes aim to ensure that all Oregon communities have a shared responsibility in meeting housing need at all income levels.

How was the OHNA Methodology Developed?



The OHNA has been under development for several years. In 2019, House Bill 2003 directed OHCS to study a [pilot methodology](#), which was completed in 2020. Under subsequent direction from the legislature, OHCS and DLCD refined the methodology in 2022 to better account for specific functions and components. For a detailed technical explanation of the OHNA methodology and changes recommended last year, see the [technical appendix](#) to the [OHNA Recommendations Report](#). The Office of Economic Analysis at DAS will be finalizing the OHNA methodology throughout 2024 so it can be run on January 1, 2025.

Want to Get Involved and Stay Informed about the OHNA?

The OHNA is a brand new set of laws that affect housing provision for Oregonians. Many of the decisions and ideas described in this document will be finalized over the 2024-2025 time period. DLCD recruited and began meeting with its Advisory Committees in Fall 2023, but there are many ways to get involved and stay informed about the process.

Visit [DLCD's housing rulemaking webpage](#) for additional policy briefs describing:

- How the OHNA will be implemented
- How the OHNA will change Statewide Land Use Planning Goals 10 and 14
- How to define Needed Housing in the OHNA

To Get Involved and Stay Informed About the OHNA:

- See [DLCD's housing rulemaking webpage](#)
- Sign up for process updates at DLCD's housing rulemaking [GovDelivery](#)
- Reach out to DLCD's Housing Division with questions and comments at housing.dlcd@dlcd.oregon.gov.

1. See House Bills [2001](#) & [2889](#) (2023 Session). Codified in [Oregon Laws 2023, chapter 13](#) and Oregon Revised Statute (ORS) chapters 195, 197, 197A, and 456