

Housing Capacity Analysis Update Schedule for Oregon Cities with a population above 10,000 and all cities and some unincorporated communities in Tillamook County
 (Required by ORS 197.296)

OAR 660-008-0040 – Exhibit A

Last Updated January 8, 2024

This schedule is to be adopted by the Land Conservation and Development Commission (LCDC) in January of each year. Cities must adopt Housing Capacity Analysis (HCA) and Housing Production Strategy (HPS) by December 31st of the listed year.

HCA-HPS Schedule for 2024-2032

	2024	2025	2026	2027	2028	2029	2030	2031	2032
Cities in a Metro Service District (six-year cycle)									
Beaverton						HCA	HPS		
Cornelius				HCA	HPS				
Fairview				HCA	HPS				
Forest Grove				HCA	HPS				
Gladstone				HCA	HPS				
Gresham						HCA	HPS		
Happy Valley					HCA	HPS			
Hillsboro	HPS					HCA	HPS		
Lake Oswego	HPS					HCA	HPS		
Milwaukie						HCA	HPS		
Oregon City				HCA	HPS				
Portland	HPS					HCA	HPS		
Sherwood				HCA	HPS				
Tigard				HCA	HPS				
Troutdale				HCA	HPS				
Tualatin				HCA	HPS				
West Linn	HPS					HCA	HPS		
Wilsonville		HCA/ HPS				HCA	HPS		

	2024	2025	2026	2027	2028	2029	2030	2031	2032
Housing Coordination Strategy (HCS)									
Metro Regional Government		HCS						HCS	

	2024	2025	2026	2027	2028	2029	2030	2031	2032
Cities outside of Metro Service Districts (eight-year cycle)									
Albany					HCA	HPS			
Ashland							HCA	HPS	
Astoria				HCA	HPS				
Baker City							HCA	HPS	
Bend				HCA	HPS				
Canby*	HCA	HPS					HCA	HPS	
Central Point				HCA	HPS				
Coos Bay					HCA	HPS			
Corvallis				HCA	HPS				
Cottage Grove				HCA	HPS				
Dallas					HCA	HPS			
The Dalles	HPS							HCA	HPS
Eugene			HCA	HPS					
Grants Pass							HCA	HPS	
Hermiston						HCA	HPS		
Independence	HPS							HCA	HPS
Keizer				HCA	HPS				
Klamath Falls					HCA	HPS			
La Grande					HCA	HPS			
Lebanon							HCA	HPS	
Lincoln City				HCA	HPS				
McMinnville*	HCA	HPS							HCA
Medford							HCA	HPS	
Molalla	HPS							HCA	HPS
Monmouth							HCA	HPS	
Newberg	HCA	HPS							HCA
Newport							HCA	HPS	
North Bend							HCA	HPS	
Ontario						HCA	HPS		
Pendleton*	HPS						HCA	HPS	
Prineville				HCA	HPS				
Redmond				HCA	HPS				
Roseburg				HCA	HPS				
Salem	HPS						HCA	HPS	
Sandy	HCA	HPS							
Silverton					HCA	HPS			
Springfield				HCA	HPS				
St. Helens				HCA	HPS				
Sweet Home	HPS							HCA	HPS
Woodburn				HCA	HPS				

	2024	2025	2026	2027	2028	2029	2030	2031	2032
Cities and SB 406 (2023) named communities in Tillamook County (eight-year cycle)									
Bay City				HCA	HPS				
Garibaldi				HCA	HPS				
Nehalem				HCA	HPS				
Manzanita				HCA	HPS				
Rockaway Beach				HCA	HPS				
Tillamook				HCA	HPS				
Wheeler				HCA	HPS				
Unincorporated Communities**				HCA	HPS				

*City under approved DLCD workplan.

**Tillamook County's unincorporated communities included in the HCA/HPS work of ORS 197.296 include: Barview/Twin Rocks/Watseco, Cloverdale, Hebo, Neahkanie, Neskowin, Netarts, Oceanside, and Pacific City/Woods

Important Revisions in the 2024 HCA Schedule Update (January 2024)

Pursuant to OAR 660-008-0045 (4)(a) and (4)(b), cities with a population of 10,000 or greater, determined by a certified population estimate from the Portland State University Population Research Center, must adopt a Housing Capacity Analysis (HCA) on a regular schedule. Cities have the flexibility to adopt an HCA at any time before the scheduled year. Note #4 on the adopted HCA Schedule from November 2020 specifies, 'Those cities that adopt an HCA prior to their listed deadline will reset the schedule.' Cities within a metropolitan service district will renew 6 years after the actual adoption date, while cities outside of a metropolitan service district will renew 8 years after the actual adoption date. For example, the city of Salem adopted an HCA in 2022, and thus will adopt a subsequent HCA 8 years later, in 2030.

Pursuant to ORS 197.290, a city's Housing Production Strategy (HPS) must be completed by December 31st one year after the city's HCA adoption deadline. Cities can opt for early HCA adoption, resetting the timing for the next analysis to six or eight years from the most recent adoption year. However, it does not alter the deadline for completing the associated HPS, which remains due one year after the initial HCA deadline. For the subsequent adoption cycle, the new HCA deadline determines the deadline for completing the next HPS.

Additionally, on December 15th each year, the Population Research Center at Portland State University publishes certified population estimates for every city and county in Oregon. These estimates are used by the Department to determine whether a city has surpassed the 10,000-population threshold, subjecting them to the Housing Capacity Analysis and Housing Production Strategy Program. In the estimates published on December 15, 2023, no cities were certified to newly meet or exceed this threshold.

City of Pendleton Update:

The City of Pendleton did not meet its initial HCA deadline of December 31, 2022 or the mutually agreed-upon modified deadline of December 31st, 2023. In accordance with the enforcement guidelines outlined in OAR 660-008-0065(2), the City is now required to formalize an Intergovernmental Agreement with the Department. For subsequent cycles, Pendleton will maintain the original 8-year schedule, meaning the next HCA adoption will be due in 2030.

Senate 406 (2023 Session) Update:

Pursuant to Senate Bill 406 (2023), all cities and unincorporated areas within Tillamook County are defined as large cities under OAR 660-046. Consequently, these areas are now subject to the same requirements as cities with populations exceeding 10,000. This entails the obligation to regularly develop a Housing Capacity Analysis (HCA) and Housing Production Strategy (HPS). Given that these jurisdictions are situated outside a Metro Service District, their HCA and HPS cycles are set on an eight-year basis.

House Bill 2001 (2023 Session) Update:

Pursuant to House Bill 2001 (2023 session), housing planning requirements under Goal 10 are required to be based on new data sources and updated rules. However, as of now, the Department of Administrative Services (DAS) and Oregon Housing and Community Services (OHCS) have not yet provided these data, and the department's rulemaking process to implement HB 2001 (2023 session) is currently underway. Consequently, cities facing upcoming

deadlines find themselves caught between the absence of finalized rules and the unavailability of essential data. In response to this situation, the presented schedule incorporates adjustments to Housing Capacity Analysis (HCA) and Housing Production Strategy (HPS) deadlines, aiming to accommodate the ongoing changes mandated by HB 2001 (2023 session).

HCA Update Notes on Administration:

1. The deadline for adoption in any given year will be December 31.
2. A city fulfills its obligation to adopt the HCA update upon local-level adoption by ordinance. Any subsequent appeal does not constitute a failure to comply with the update requirement.
3. The date of final adoption of the HCA at the local level will establish the next HCA update deadline. The subsequent update deadline will be six or eight years in the future, contingent on whether the city is within the boundary of a metropolitan service district.
4. Cities adopting an HCA before the listed deadline effectively "reset the clock," with the next applicable HCA deadline set six or eight years after the early adoption, based on metropolitan service district inclusion.
5. The Land Conservation and Development Commission completed rulemaking on housing production strategies (HPSs) in the fall of 2020 and adopted HPS rules as amendments to OAR Chapter 660, Division 8 on November 12, 2020.
6. Notably, the city must adopt the HCA by ordinance for the HCA update deadline to be met, typically as a supporting document to the city's comprehensive plan. Adoption by ordinance enables city decision-makers to utilize the HCA as a legally defensible basis for decision-making.
7. Consistent with OAR Section 660-024-0050(4), a city must address a land deficit identified in the HCA before or concurrently with HCA adoption. The local government must amend the plan to satisfy the need deficiency, either by increasing the development capacity of existing land within the city, expanding the Urban Growth Boundary (UGB), or both.
8. A city that adopts an HCA after December 31, 2021 but in a year that is prior to the deadline established in this schedule is required to complete a Housing Production Strategy one year after the city's established HCA deadline. A city may complete a Housing Production Strategy prior to the established deadline.
9. House Bill 2001 (2023 session) directs the Land Conservation and Development Commission (LCDC) to establish a housing production target schedule. The relevant housing production target is aligned with the adoption year of the Housing Capacity Analysis. In Metro cities, the six-year housing production target extends from the adoption year of the analysis, while for cities outside of Metro, the eight-year housing production target follows the adoption year. The tracking period commences on January 1st of the calendar year, providing clear timing for the Housing Production Target.