

# Housing Production Dashboard: Data Sources, Methods, and Definitions

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## Overview

ORS 456.601 outlines Oregon Housing and Community Services (OHCS's) requirements to publish and update a publicly available statewide Housing Production Dashboard to support the Oregon Housing Needs Analysis (OHNA). The ORS states that the dashboard shall include, for each city with a population of 10,000 or greater (as defined in ORS 184.451):

(a) Progress toward housing production targets in ORS 184.455 (2); and

(b) A comparative analysis of progress in comparison to the region and other local governments with similar market types.

OHCS must use the following data sources for the Housing Production Dashboard: OHCS's Oregon Affordable Housing Inventory (OAHI) and information submitted to OHCS and DLCD under ORS 197A.110 (3), which is the annual housing production survey completed by cities. ORS 184.453(4) requires the OHNA to use the following income levels.

- (a) Less than 30% of Area Median Income (AMI)
- (b) 30% or more and less than 60% of AMI
- (c) 60% or more and less than 80% of AMI
- (d) 80% or more and less than 120% of AMI
- (e) 120% or more of AMI

The Housing Production Dashboard contains the following information:

1. City Name
2. City's region from the OHNA
3. DLCD planning Cycle: cities outside the Metro Region are on an 8-year planning cycle; cities within the Metro Region are on a 6-year planning cycle. More information on this schedule is available here: [2024 HCA-HPS-Schedule Adopted ForHousingCap&ProdWebpage.pdf](#)
4. **Total housing production** data
  - a. City's 6- or 8-year target for **total housing production**
    - i. The city's annual target for **total housing production** from the final OHNA methodology produced by the Oregon Office of Economic Analysis is multiplied by 6 or 8 years to get to the total housing production target.

- b. City's historic **total housing production** per year since 2018 from the DLCDC Housing Production Survey (2018 is the oldest data available)
    - i. The city's past 6 or 8 years of **total housing production** from the DLCDC Housing Production Survey are summed together.
    - ii. In future years, when the DLCDC Housing Production Survey has 8 or more years of data, cities on an 8-year DLCDC planning cycle will have their past 8-years of production summed and used in calculations of progress toward production targets.
  - c. City's progress toward 6- or 8-year planning target for **total housing production**
    - i. The city's past 6 or 8 years of production are divided by its 6- or 8-year target to calculate its progress toward **total housing production** target as a percentage.
    - ii. At present, cities on an 8-year DLCDC planning cycle are only showing 6 years of production data since we only have data going back 6 years.
    - iii. In future years, when the DLCDC Housing Production Survey has 8 or more years of data, cities on an 8-year DLCDC planning cycle will have their past 8 years of production summed and used in calculations of progress toward production targets.
  - d. City's region's median progress toward **total housing production**
    - i. Take the median of every city in the region's progress toward its **total housing production** target using the same calculation as in #4c.
    - ii. The regional median progress toward **total housing production** target may be a mix of cities on 6- or 8-year DLCDC planning cycles.
  - e. City's peers group's median progress toward **total housing production**
    - i. Take the median of every peer city's progress toward its **total housing production** target using the same calculation as in #4c.
    - ii. The peer group's median progress toward **total housing production** target may be a mix of cities on 6- or 8-year DLCDC planning cycles.
5. **Regulated Housing production data**
- a. City's 6- or 8-year target for **housing units produced units under 80% of AMI** from the final OHNA methodology, referred to as regulated housing units in the dashboard
    - i. The city's annual target for housing units produced under 80% of AMI from the OHNA is multiplied by 6 or 8 years.
  - b. City's historic **regulated housing production** per year since 2018 from the DLCDC Housing Production Survey (2018 is the oldest data available)
    - i. The city's past 6 or 8 years of **regulated housing production** from the DLCDC Housing Production Survey are summed together.

- ii. In future years, when the DLCDC Housing Production Survey has 8 or more years of data, cities on an 8-year DLCDC planning cycle will have their past 8-years of production summed and used in calculations of progress toward production targets.
- c. City's progress toward 6- or 8-year planning target for [regulated housing production](#)
  - i. The city's past 6 or 8 years of production are divided by its 6- or 8-year target to calculate its progress toward [regulated housing production](#) target as a percentage.
  - ii. At present, cities on an 8-year DLCDC planning cycle are only showing 6 years of production data since we only have data going back 6 years.
  - iii. In future years, when the DLCDC Housing Production Survey has 8 or more years of data, cities on an 8-year DLCDC planning cycle will have their past 8-years of production summed and used in calculations of progress toward production targets.
- d. City's region's median progress toward [regulated housing production](#)
  - i. Take the median of every city in the region's progress toward its [regulated housing production](#) target using the same calculation as in #5c.
- e. City's peer group's median progress toward [regulated housing production](#)
  - i. Take the median of every peer city's progress toward its [regulated housing production](#) target using the same calculation as in #5c.
  - ii. The peer group's median progress toward [regulated housing production](#) target may be a mix of cities on 6- or 8-year DLCDC planning cycles.

6. City's Total 6- or 8-year Housing Production Target by Income Level

7. City's Total 20-Year Allocated Housing Need by Income Level

## Methods and Data Sources

### *DLCD Planning Cycle and Cycle Year*

Each city is on a land use planning cycle determined by DLCDC. The years at which cities enter their next planning cycle are subject to change. Cities outside the Metro Region are on an 8-year planning cycle; cities within the Metro Region are on a 6-year planning cycle.

Each **city's 6 or 8-year housing production target will be set at the outset of the city's Goal 10 planning cycle** and will not be updated on the dashboard until the next Goal 10 planning cycle begins.

There are five cities with 2025 housing production targets. They are: Wilsonville, Canby, Sandy, McMinnville, and Newberg

## *City*

This dashboard uses the terms “City” and “city with a population of 10,000 or greater” as DLCD does, which includes, regardless of size: (a) Any city within Tillamook County and the communities of Barview/Twin Rocks/Watseco, Cloverdale, Hebo, Neahkahnie, Neskowin, Netarts, Oceanside and Pacific City/Woods; and (b) A county with respect to its jurisdiction over Metro urban unincorporated lands.

These jurisdictions have housing production targets, but they do not currently have data on actual production as they were not required to complete DLCD’s Housing Production Survey. Data will be collected going forward.

### *Progress toward targets*

OHCS and DLCD discussed several options on how to measure progress toward targets to meet the statutory requirements of the OHNA. The best approach is to divide each city’s 6- or 8-year production target (either total units or regulated affordable housing units) by its past 6 or 8 years of production (when data becomes available) to calculate the percentage of its target that has been met.

At present, the DLCD Housing Production Survey only has 6 years of historical data. When 7 and 8 years of data become available, cities on 8-year DLCD planning cycles will see their calculations of progress toward targets include 7 or 8 years of historical production data.

### *Unit Production*

A unit is considered to be produced when it receives its certificate of occupancy.

### *Regions*

Regions are determined by the OHNA methodology and are described in the OHNA Final methodology report produced by the Oregon Department of Administrative Services (DAS). The region’s progress toward targets is calculated as the median of all cities’ progress toward its 6-or-8-year target within that region.

### *Peer Cities*

ORS 456.601(30)(b) requires OHCS to display information about cities compared to “other local governments with similar market types.” OHCS and DLCD discussed several options on how to meet the statutory requirements. The methodology to establish peers is described in the OHNA Final methodology report produced by DAS. Each city in the dashboard has seven peers. The peer

progress toward targets is calculated as the median of all of a city's peers' progress toward its 6-or-8-year target.

For jurisdictions planning for their 6- or 8-year target, **their peers are identified the year their target is set and do not change** until the next Goal 10 planning cycle begins.

**Cities not in their HPS adoption year will see peers change each year** when the methodology is run until their Goal 10 planning cycle begins and their peers are identified and held stable.

## Future Work

OHCS anticipates refining the Housing Production Dashboard over time, as more and better data become available.

ORS 456.601(4)(a) requires the Housing Production Dashboard to use the Oregon Affordable Housing Inventory (OAHI) database of publicly supported housing maintained by OHCS. However, at present, the OAHI does not have historical data back far enough to be used in the calculation of progress toward regulated housing production targets, nor does it include Certificate of Occupancy (CofO) dates. When the database does have sufficient historical information and includes CofO dates, OHCS will use it as a data source.

In 2025, OHCS and DLCD will be working with PRC on a revised version of the Annual Housing Units and Population Survey (AHUPS) that will be administered by PRC to all jurisdictions subject to OHNA to collect data on housing permitting and production activity. This survey will replace the DLCD Housing Production Survey.