

PLANNING COMMISSION STUDY SESSION AGENDA SEPTEMBER 28, 2020



MEDFORD
OREGON

Commission Members

David Culbertson

Joe Foley

David Jordan

Bill Mansfield

David McFadden

Mark McKechnie

E. J. McManus

Jared Pulver

Jeff Thomas

Planning Commission study sessions are held on the second and fourth Mondays of every month

Study Sessions begin at noon

City of Medford

Office of the Governor Executive Orders require that the governing body of a public body hold public meetings and hearings in compliance with social distancing and face covering requirements. This meeting is being conducted by virtual means in compliance with the Governor's Orders. To join Webinar: <https://us02web.zoom.us/j/88039940405> Meeting ID: 880 3994 0405 . For telephone: US: +1 669 900 6833 or +1 346 248 7799 or +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782.

PLANNING COMMISSION STUDY SESSION AGENDA



MEDFORD
OREGON

September 28, 2020

Noon

Zoom Virtual Meeting

Virtual Meeting information

Office of the Governor Executive Orders require that the governing body of a public body hold public meetings and hearings in compliance with social distancing and face covering requirements. This meeting is being conducted by virtual means in compliance with the Governor's Orders. To attend virtually, click [HERE](#). Meeting ID: 880 3994 0405. For telephone: US: +1 669 900 6833 or +1 346 248 7799 or +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782.

10. **Introductions**

20. **Discussion Item**

20.1 Housing Needs Analysis and Housing Production Strategy update

30. **Adjournment**



MEMORANDUM

To: Planning Commission *for September 28, 2020 study session*
From: Carla Angeli Paladino, Principal Planner
Date: September 23, 2020
Subject: Discussion regarding House Bill 2003 related to Housing Needs Analysis and Housing Production Strategy work

DIRECTION SOUGHT

Staff proposes to discuss the work underway related to House Bill 2003 and Medford's requirement to update the Housing Needs Analysis (HNA) and the creation of a Housing Production Strategy (HPS) to accompany it.

PRESENTATION OUTLINE

- Presentation overview and information – Carla Angeli Paladino
- Discussion and feedback - Commissioners

BACKGROUND

In August 2019, the Oregon legislature passed House Bill 2003 into law, which requires cities over 10,000 population to adopt a Housing Needs (or Capacity) Analysis (HNA) on a scheduled cycle. For Medford, this means every eight years from adoption. The analysis measures the amount and type of needed housing units for current and future residents. The City of Medford has an existing housing needs analysis that was adopted in December 2010 (referred to as the Housing Element in the Comprehensive Plan). In addition to the HNA, the law states cities must adopt a Housing Production Strategy (HPS) within one year of completing the HNA. This document outlines what regulatory and economic incentives the City will pursue to promote the development of all needed housing types.

The Department of Land Conservation and Development has identified dates in which Oregon communities must complete these documents. Medford is responsible for adopting a HNA by December 31, 2023. The HPS is due the following year.

Medford applied and received a Technical Assistance grant from the state to begin this work. The City will be working with consultants from EcoNorthwest until June 2021 to complete these projects. The Housing Advisory Commission will be the advisory committee for the project and the Planning Commission will be updated as we move forward.

The adoption of these documents will be reviewed as a Type IV Legislative Amendment, in which the Planning Commission will make a recommendation and the City Council a final decision.

PROJECT SCHEDULE

The Housing Needs Analysis project kick off occurred on September 22, 2020.

The Housing Production Strategy project kick off is scheduled for September 29, 2020.

Both documents must be completed by end of June 2021, with formal adoption to follow.