



EXECUTIVE ORDER NO. 23-04

ESTABLISHING A STATEWIDE HOUSING PRODUCTION GOAL AND HOUSING PRODUCTION ADVISORY COUNCIL

WHEREAS, Oregon is experiencing a severe housing shortage, which increases housing costs and reduces housing affordability, is the primary cause of the homelessness crisis in the state of Oregon, hinders the State's economic prosperity, and prevents too many Oregonians from maintaining housing stability, which is the foundation to every family's health, well-being, and economic stability;

WHEREAS, the greatest shortage of housing is housing that is affordable to households earning below the median income;

WHEREAS, the Oregon Housing Needs Analysis (OHNA) estimated that there is a current shortage of almost 140,000 homes across the state;

WHEREAS, the OHNA also estimated that, in addition to addressing the current shortage of housing, the state needs to produce 443,566 homes over the next twenty years to keep pace with demand;

WHEREAS, addressing the current shortage and keeping pace with current need over the next ten years would require the production of 361,781 homes over the next ten years, or approximately 36,000 homes each year for the next ten years;

WHEREAS, over the past five years, the State has produced an average of 20,000 units per year;

WHEREAS, the state would need to approximately double its annual housing production each year to address the current shortage and keep pace with demand;

WHEREAS, more than fifty percent of the annual statewide production target of 36,000 homes must be affordable to households making less than 80 percent of Area Median Income (AMI) to meet the need;

WHEREAS, experts have determined that the production of housing affordable to people making less than 80 percent of AMI requires public subsidy;

WHEREAS, insufficient investment in affordable housing at all levels of government, and especially the federal level, has resulted in the severe shortage of affordable housing in the State of Oregon;

WHEREAS, all levels of government, especially the federal government, must significantly increase investment in affordable housing to meet the need;



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WHEREAS, workforce challenges may slow the development of all needed housing;

WHEREAS, the shortage of housing across Oregon is a matter of vital statewide importance;

WHEREAS, expanding housing opportunities and solving the affordable housing crisis will require a new level of innovation and cooperation between the public, private, and non-profit sectors; and

WHEREAS, addressing the housing shortage and building enough housing to meet future demand will improve housing affordability in the State of Oregon and decrease the risk of and actual homelessness in the State of Oregon;

NOW, THEREFORE, I, TINA KOTEK, Governor of the State of Oregon, by virtue of the power and authority vested in me by the Constitution and statutes of the State of Oregon, do hereby issue this order to become effective immediately:

IT IS HEREBY ORDERED THAT:

1. The State of Oregon establishes an annual housing production target of 36,000 homes;
2. The Governor's Housing Production Advisory Council (the "Council") is established. The Council shall recommend an action plan to meet the State's annual housing production target of 36,000 homes per year for the next ten years. The recommended action plan shall include concrete executive actions, policies, and investments needed to meet this production target.
3. The Council shall consist of no more than twenty-five (25) members. All members of the Council must have a commitment to meeting the state's housing production targets at all levels of affordability. The members shall be selected as follows:
 - a. The Governor or her designee shall be a member;
 - b. The President of the Senate shall appoint two members of the Oregon State Senate, one from the majority party and one from the minority party, in consultation with each party's leadership;



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- c. The Speaker of the House shall appoint two members of the Oregon Housing of Representatives, one from the majority party and one from the minority party, in consultation with each party's leadership;
 - d. The Director of Oregon Housing and Community Services or their designee shall be a member;
 - e. The Director of the Department of Land Conservation and Development or their designee shall be a member;
 - f. An Oregon tribal member shall be a member, appointed by the Governor;
 - g. The Governor shall appoint up to 17 additional members. These members may, at the discretion of the Governor, include representatives with expertise in the development and operations of housing, including affordable housing, permanent supportive housing, and market rate housing; representatives of rural and coastal communities, communities of color, and local governments; and representatives with expertise in land use, fair housing, permitting, workforce development, and construction.
4. The Governor shall designate two members of the Council as Co-Chairs. One co-chair must reside or work in an urban area. One co-chair must reside or work in a rural or coastal area.
 5. A quorum for the Council meetings shall consist of a majority of the appointed members. The Council shall strive to operate by consensus; however the Council may approve measures and recommendations based on an affirmative vote of a majority of the quorum.
 6. The Council shall provide a recommended plan framework to the Governor's Office no later than April 1, 2023, and a final recommended action plan no later than December 31, 2023. The report shall include the findings and recommendations of the Council.
 7. The Council shall be staffed by the Governor's Office. In addition, the following state offices and agencies shall provide necessary support to the Council:

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- a. Oregon Housing and Community Services
- b. Department of Land Conservation and Development
- c. Higher Education Coordinating Committee
- d. Building Codes Division of the Department of Consumer and Business Services
8. The Directors of these agencies and divisions shall cooperate by providing information as needed and available, and by meeting with and reporting to the Council as needed.
9. The Council shall make specific recommendations for policy changes and investments for consideration by the Governor, in order that:
 - a. The State meets its annual housing production target to meet the housing needs of Oregonians;
 - b. Housing affordability levels are prioritized by the scale of the deficit of each type; and;
 - c. Housing is produced spatially in a way that is equitable and affirmatively furthers fair housing.

Done at Salem, Oregon, this 10th day of January, 2023.

A blue ink signature of Tina Kotek.

Tina Kotek
GOVERNOR

ATTEST:

A blue ink signature of Shemia Fagan.

Shemia Fagan
SECRETARY OF STATE

