

City of Sherwood

Housing Capacity Analysis & Buildable Lands Inventory

City Council & Planning Commission

November 3, 2026

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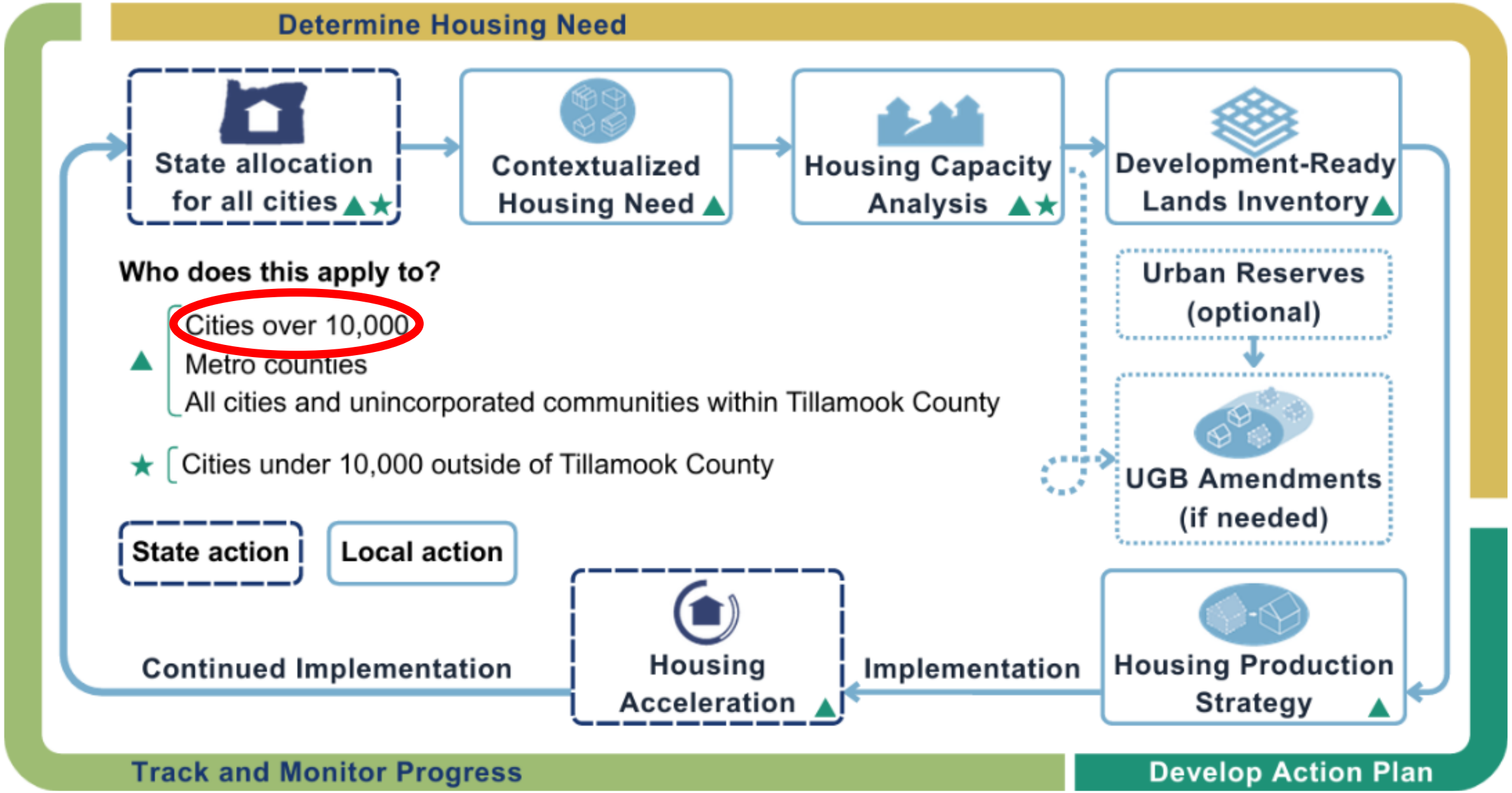
City of Sherwood Oregon



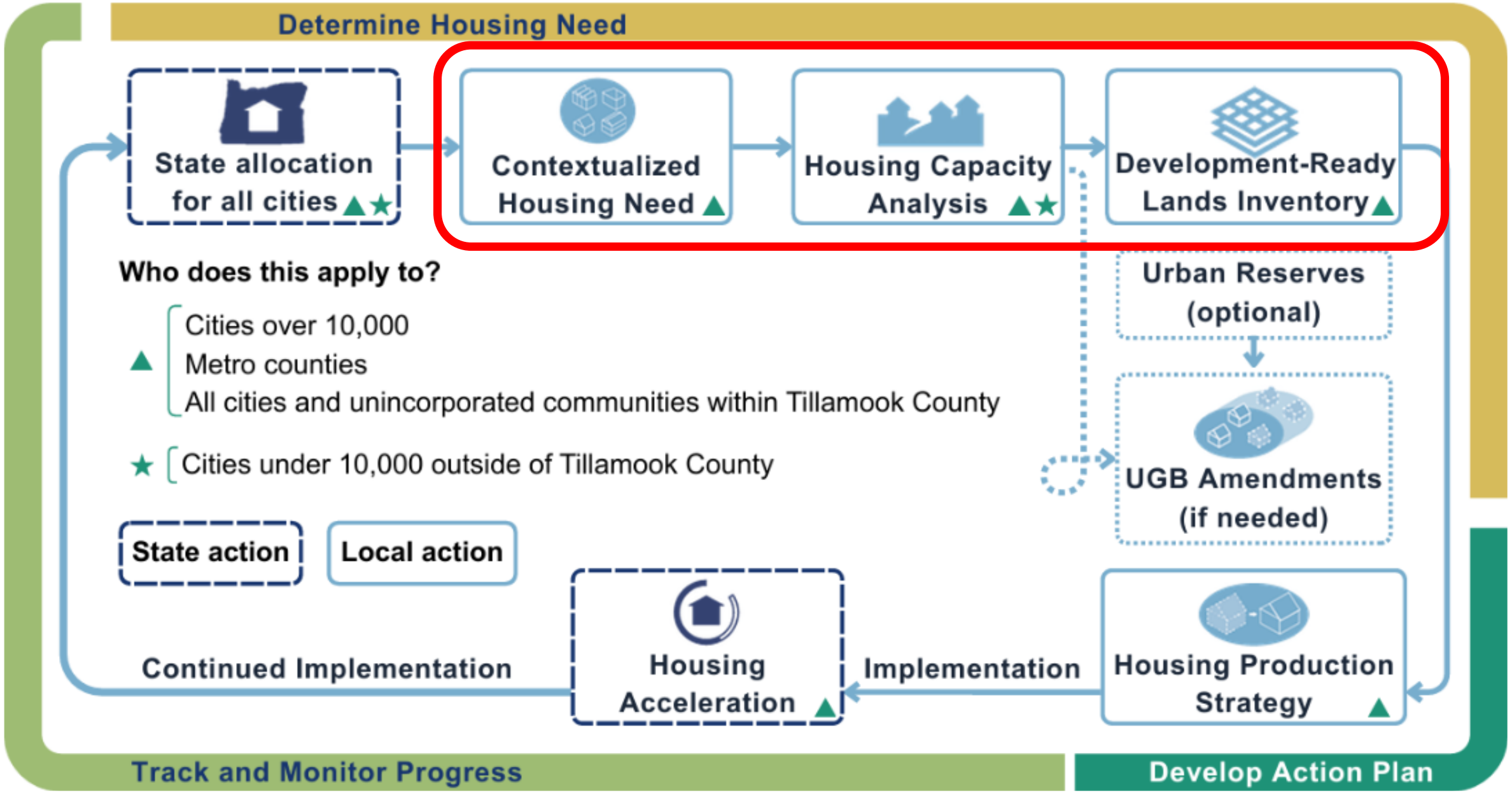
Project Overview

- Oregon Housing Needs Analysis (OHNA) updated Statewide Planning Goal 10 (Housing)
- Required housing reports on a 6-year cycle
    - Housing Capacity Analysis (HCA) (2027)
    - Housing Production Strategy (HPA (2028)
- Determines if there is sufficient land to meet projected housing needs for the next 20 years
- Sherwood was awarded a grant from DLCD for the HCA work
- Sherwood will apply for additional grant funds for the HPS

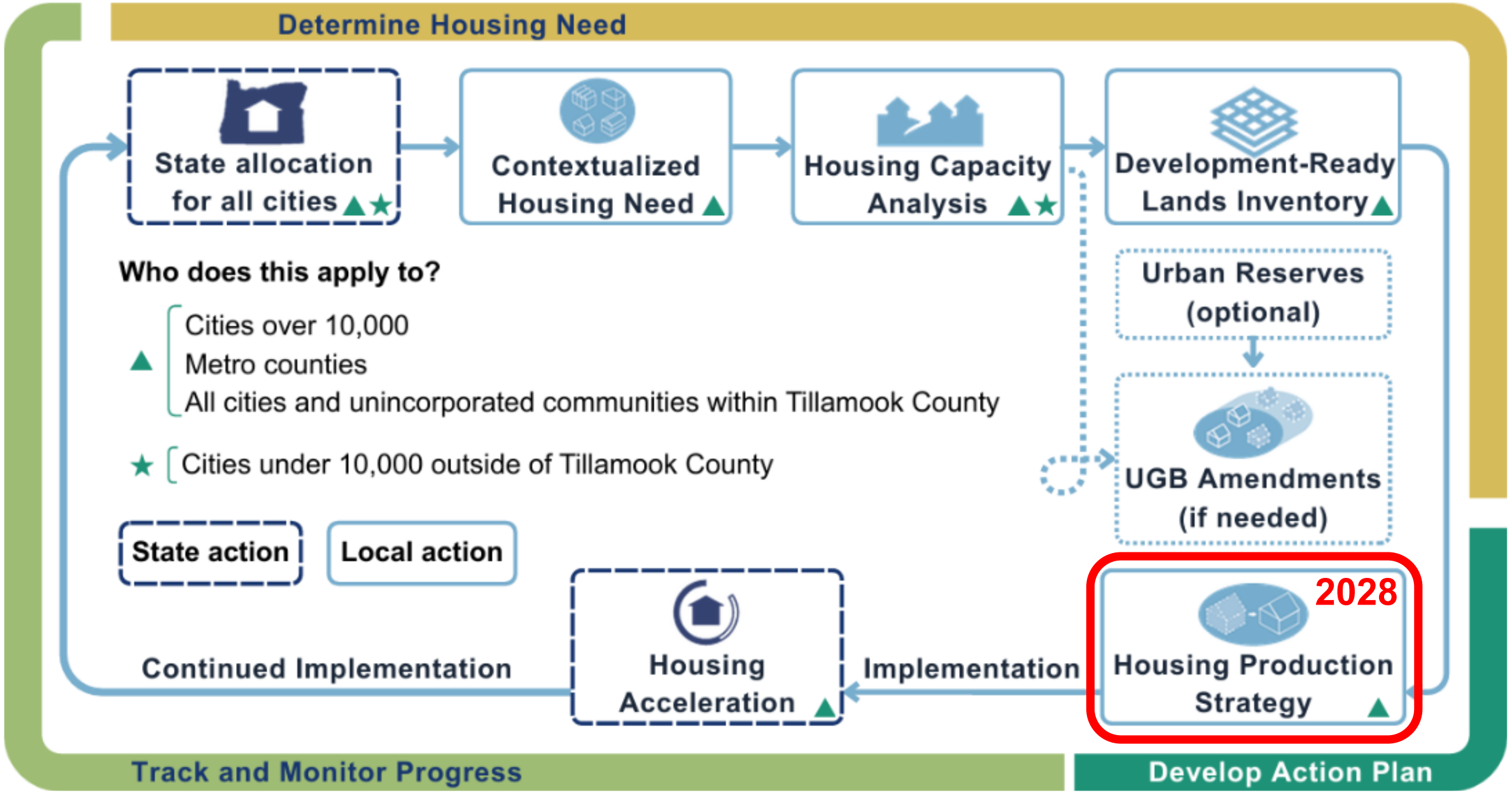
Housing Planning Process Under OHNA



Housing Planning Process Under OHNA



Housing Planning Process Under OHNA





https://www.oregon.gov/das/oea/documents/ohna-2026-results-report.pdf

2026 HOUSING PRODUCTION TARGETS

- Statewide Housing Production Targets Allocated to Cities and Counties
- Peer Cities for Market Comparisons
- OHNA Methodology
- State Agencies:
  - Office of Economic Analysis, Department of Administrative Services (DAS)
  - Oregon Department of Housing and Community Services (OHCS)
  - Oregon Department of Land Conservation and Development (DLCD)
- New numbers coming out in January 2027

2026 Housing Production Targets

DAS Housing Allocations and DAS Identified Peer Cities

- Peer Cities include:
  - West Linn
  - Happy Valley
  - Lake Oswego

- 60% AMI = $76,980
- 100% AMI = $128,300
- 120% AMI = $153,960

UGB	Results	Total	0-30% AMI	31-60% AMI	61-80% AMI	81-120% AMI	>120% AMI
Sherwood	1-year	200	46	38	23	33	60
	20-year	**3,402**	**639**	**593**	**383**	**614**	**1,173**

Source: Oregon Housing Needs Analysis 2026 Production Targets and Adopted Methodology



Current Need: Housing underproduction and units for people experiencing homelessness



Future Need: Units for expected population growth, and expected units lost to second/vacation homes, and units to accommodate expected demographic change

Project Elements



Contextualized Housing Need

- Uses demographic data and community engagement to understand the allocation of units in terms of the impact on:
    - Types
    - Characteristics
    - Locations
- Affirmatively furthering fair housing choice and an assessment of history of housing discrimination
- Tribal consultation

A CHN must include(OAR 660-008-0075-1)

- An Affordability Analysis
- An analysis of Past Discriminatory Actions Or Practices
- An analysis of Fair Housing Choice
    - Housing tenure and wealth building opportunities
    - Permanent housing to resolve homelessness
    - Accessible and adaptable housing
    - Access to community assets and mitigation of exposure to harms
    - Housing stability, anti-displacement, and displacement mitigation
    - Addressing and disrupting patterns of segregation
    - Any issue areas the city is required to address
    - Any other issue areas that appear to exist

Project Elements



Buildable Land Inventory (BLI)

- 20-year residential land supply to accommodate needed housing

Development-Ready Land Inventory (DRLI)

- Ready for near-term residential construction (8-year supply)
  - Annexed and zoned residential
  - Served with utilities
  - Free of encumbrances and restrictions

Project Elements



Residential Land Needs Analysis (RLNA)

- How much land and what zoning is needed to accommodate housing needs.
- It is based on a comparison of the demand and supply identified in previous elements.

Land Use Efficiency Measures

- Changes to the comprehensive plan and land use regulations to address land needs

Public Involvement Objectives

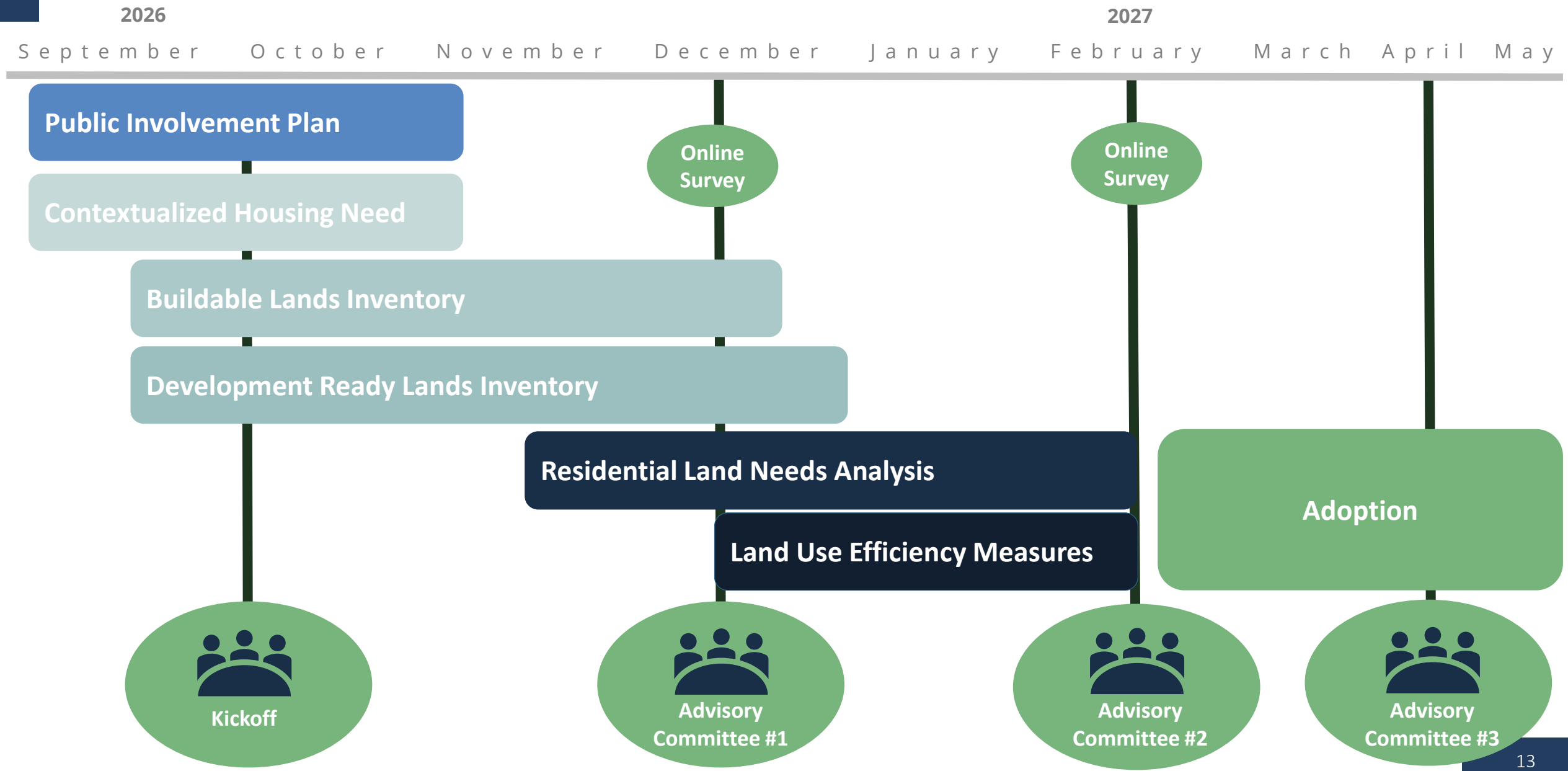
- Provide accessible and transparent communication
- Support ongoing coordination with housing stakeholders
- Leverage partnerships and local knowledge
  - Unique qualities of local communities
  - Inclusive engagement with historically underserved communities
- Refine conclusions on type, characteristics, and location for future housing.

Public Engagement Activities

- Planning Commission Presentations
- Stakeholder Interviews/Focus Groups
- Online Surveys
- Project Website
- Project Email List



Graphic Schedule



Next Steps: Winter 2026



Draft Contextualized Housing Need



Preliminary Buildable Land Inventory



Stakeholder Interviews

Questions?

What questions do you have on the process or the requirements of this study?

What early feedback do you have for staff and the consultant as we begin this work?

Does City Council have any guidance for Planning Commission as they review and advise on this study?

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Anything else?

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