Oregon

Governor Kate Brown

Oregon Housing Stability Council
Oregon Housing and Community Services
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May 6, 2016

Oregon Housing Stability Council Meeting Minutes

Chair Dickson called the meeting to order at 9:02 a.m. He then asked for the roll call.

Council member	Present	Excused
Mayra Arreola		X
Tammy Baney	X	
Mike Fieldman	X	
Zee Koza	X	
Marissa Madrigal		X*
Adolph "Val" Valfre	X	
Chair, Aubre Dickson	X	

**Councilmember Madrigal was unable to attend in person, but plans to join by phone later in the meeting.*

Public Comment

Chair Dickson opened the meeting for general public comment and asked that anyone with comments about the LIFT program, wait until the topic is discussed later in the meeting.

From the phone: No comments from the telephone.

From the room:

Rob Roy, Pacific Crest Affordable Housing – welcomed the Council to Bend and specifically to the meeting venue: Discovery Park Lodge. He expressed his thanks for the work of the Council and encouraged the Council to keep up their good work.

Councilmember Baney welcomed the council to Central Oregon and expressed her pleasure at having the meeting in Bend.

Gwenn Wysling, Executive Director, Bethlehem Inn – thanked the Council for the work they do and especially for the work which has been done to assist Central Oregon.

Rita Grady, Executive Director, Polk Community Development Corporation – offered her support of the LIFT program. She is encouraged and excited by this new tool. It looks like it will be a challenge, but she believes it is do-able.

Chair Dickson thanked those who had already testified and he asked those in the room and on the phone to hold any more LIFT comments until the topic is reached on the agenda. He also thanked Rob Roy for hosting the Council and for the tour of their new property on Thursday.

Draft meeting minutes for approval

The meeting minutes from the April 1, 2016 meeting were distributed to Council members prior to the May 6, 2016 meeting and edits received were incorporated into the document presented to the Council for approval on 5/6/16. Chair Dickson asked Council members if they had any questions or additional edits. Receiving none, Chair Dickson then called for a motion to approve the meeting minutes. Councilmember Baney moved to approve the meeting minutes and Councilmember Valfre seconded the motion. Chair Dickson then called for a vote.

EQUAL HOUSING OPPORTUNITY

March 4, 2016 Meeting Minutes:

Council member	Motion	Yes	No	Abstain	Absent
Mayra Arreola					X
Tammy Baney	X	X			
Mike Fieldman				X	
Zee Koza		X			
Marissa Madrigal					X
Adolph "Val" Valfre	2nd	X			
Chair, Aubre Dickson		X			

Vote: 4:0:1:2 | PASS

Presentation by Local Partners

Scott Cooper, Executive Director, NeighborImpact

Mr. Cooper also introduced Lynne McConnell (Deputy Director for Community Services) and Michael Hinton (Director for Lending) as his co-presenters.

He thanked the Council members for the personal sacrifices they make to participate on the Council.

Mr. Cooper's agency is working to address the housing crisis in Oregon through all options except building housing units. Mr. Cooper praised the many different agencies in Central Oregon for how they work together to deliver good options to those in need of housing.

Mr. Cooper's agency is always on the lookout for properties to repurpose for usable housing.

Since 2010 his agency through their work with mortgage assistance and foreclosure prevention counseling has passed the 1000 homes saved mark (they are now at 1044 homes which are still owner occupied). Mr. Cooper believes keeping people in their homes is equally as important as building new units.

Mr. Cooper's agency is also working in partnership with the Department of Human Services on a Family Reunification Program. Since January 2014, the program has served 86 families and of those families, 74 were at 30% AMI or less. Savings to the state through this program is $7,884 per child per year. The total savings at the state level: $1,285,092 in foster care costs.

Other programs his agency runs that Mr. Cooper is proud of are:

- Homeownership Counseling Program. Between 2009 and 2016 they have facilitated 403 home sales for their residents and facilitated $60 million in real estate sales.
- Reverse Mortgage Counseling Program – serving mostly Central Oregon. Helping people get into homes and stay in their homes.
- Partnering with Housing Works – this allows both agencies to maximize their individual strengths and resources to make a difference in Central Oregon.

Mr. Cooper encouraged the Housing Stability Council to look at all options available when looking for ways to address the housing crisis in Oregon.

Michael Hinton, Chair, Housing Works Board of Commissioners and Geoff Wall, CFO, Housing Works.

Mr. Hinton started off the presentation with a statement of the Housing works mission: Fostering dignity through housing. Housing is the medium we work in, but ultimately our mission is dignity. Housing Works uses a filter for everything they do: Does it dignify our community? Does it dignify our clients? Does it dignify our organization and our staff?

Please reference the presentation by clicking here.

Mr. Hinton shared some Central Oregon statistics on population growth, vacancy rates, wages, housing costs, and rent burden.

Mr. Wall then shared another statistic about the success rate their clients have when trying to use a housing choice voucher. In 2010 the success rate was 70%; in 2016 the success rate has dropped to 46%. Mr. Wall also reviewed some statistics on the Housing Works portfolio as well as highlighting some of their most recently completed projects and some future projects.

Mr. Hinton ended the presentation by talking about how great the collaboration between agencies has been in Central Oregon to work toward maintaining their current units and building new units.

Councilmember Baney said she liked seeing the combination of services with the units being built. She is wondering if there is a role for the Council with the Association of Oregon Counties.

Councilmember Valfre said he has been inspired by what he has seen on the tours yesterday and through the presentations given today. He thanked everyone for the hard work they are doing.

Councilmember Koza said the Ochoco School project was one of the most exciting and innovative projects she has seen for a while. "Housing works, yes it does!"

Councilmember Fieldman liked seeing the collaborations being formed to address all needs and not just housing.

Brenda Comini, Director, Early Learning HUB, WEBCO

Please reference Ms. Comini's presentation by clicking here.

Ms. Comini provided an overview of the work of the Early Learning HUB in Central Oregon. She reviewed the founding, funding, goals, outcomes and mission of the Early Learning HUB. She also talked about the cross sector work being done by the EL HUBs across Oregon. Ms. Comini then provided an overview of the specific work of the Central Oregon EL HUB. She then outlined the metrics by which they will measure the success of the EL HUB. She then highlighted the successes of the HUB and future opportunities.

Chair Dickson thanked Ms. Comini for presenting to the Council. Thank you for providing the context and how EL HUBs work in Central Oregon.

Councilmember Baney also offered her thanks for the hard work which was done to stand up this new initiative.

Leslie Neugebauer, Director and **Molly Taroli**, Project Coordinator, Pacific Source CCO

Please reference their presentation by clicking here.

Ms. Neugebauer gave an overview of the Central Oregon CCO. She identified the 16 CCOs across Oregon and highlighted the area covered by the Central Oregon CCO. She then provided a snapshot of the population in Central Oregon and the high-risk population in the region. She then highlighted a key learning point for the CCO about the high-risk population: 40% are

homeless and 25% have unstable housing.

Ms. Neugebauer then told the Council how her organization is utilizing technology to assist them with their case management and help them to provide outreach, needs assessment and coordination of services.

Ms. Taroli then outlined the work the COO has been doing with a transformation fund grant they received from the state. They have been able to help with housing, coordination of medical and social services.

Ms. Neugebauer then told the Council about the Regional Health Improvement Plan (RHIP) and the work which has been done over the past four years. This particular program has generated a lot of community involvement through volunteerism in the program. Their plan is to begin building bridges from health care to housing solutions.

Chair Dickson thanked Ms. Neugebauer and Ms. Taroli for their presentation and time.

Councilmember Baney expressed her appreciation for the collaboration she sees happening in the Central Oregon communities. She is proud of the work being done and the people doing the work.

Councilmember Fieldman also thanked the presenters for their work and for the collaboration happening in Central Oregon. He is hopeful the pattern of collaboration spreads across the state.

Chair Dickson adjourned the meeting for a 10 minute break.
Chair Dickson called the meeting back to order at 11:10am.

Director Van Vliet informed Chair Dickson that representatives from the Central Oregon Veterans Outreach (COVO) were in attendance and would like a few minutes to address the Council. You may access the COVO web page by clicking here.

JW Terry, Director of COVO introduced himself to the Council and gave a brief description of COVO and the work they are doing in Central Oregon for Veterans.

Kathy Skidmore, Supportive Services for Veteran Families (SSVF) Program Manager also addressed the Council about the work being done at COVO to assist Veteran families achieve housing stability.

Mr. Terry also informed the Council that COVO is currently seeing over 500 people every month for various services. He also told them that their SSVF program is so successful that HUD is taking notice and changing the way they do things based on the successes.

Councilmember Fieldman told Mr. Terry and Ms. Skidmore that he appreciates the work they are doing for veterans in Central Oregon.

Councilmember Valfre said that he thinks the work being done is of the highest priority and vitally important. Thank you for the work you are doing.

Chair Dickson also expressed his appreciation for the work being done at COVO and SSVF.

Housing Integrators Report – Kenny LaPoint & Kim Travis

Please reference their presentation by clicking here.

Ms. Travis and Mr. LaPoint provided an overview of their job, a summary of the work they accomplished in 2015 and a look ahead to what they want to work on in 2016.

Key accomplishments for 2015:

1. Assessing regional collaborative efforts
    a. Work with the Coordinated Care Organizations

b. Work with Early Learning Hubs
c. Regional Solutions
d. Workforce investment boards
e. United Way community strengthening partnerships

2. Strengthening partnerships across state agencies
   a. Oregon Health Authority
   b. Department of Human Services
   c. Land Conservation and Development
   d. Department of Corrections

Key objectives for 2016:

1. Best practices
   a. Innovation Accelerator Program
   b. Medicaid 1115 flexible spending waiver renewal
   c. Permanent supportive housing
   d. Reentry housing
2. Community partnerships and outreach efforts
   a. LIFT outreach
   b. Tribal outreach
   c. Statewide housing plan

Mr. LaPoint and Ms. Travis requested comments or suggestion from the Council.

Chair Dickson thanked them for their work and their willingness to travel and work toward multi-agency collaboration across the state.

Councilmember Fieldman said thank you for this particular body of work and how it is positively impacting what we are doing for housing and services in Oregon.

Councilmember Baney said thank you as well and she appreciates the work toward engaging community and county groups.

Councilmember Fieldman invited the integrators to come tour a reentry project in the Douglas/Josephine area when they have their LIFT outreach event.

Councilmember Valfre told them he appreciated the work they have been doing and encouraged them to keep it up.

Councilmember Koza told the Council that Ms. Travis would be joining her for a "road-show" in Baker City on May 23rd and she invited everyone to come.

Councilmember Madrigal joined the meeting at 11:48 a.m. prior to the presentation of the Residential Loan Program Consent Calendar by Kim Freeman.

Residential Loan Program Consent Calendar – *Kim Freeman,* *Single Family Section Manager*

Ms. Freeman presented an overview of the three residential loans up for approval on the consent calendar. All three of the loans up for consideration meet all of the OHCS requirements. There are properties in Yamhill, Marion and Multnomah counties. Ms. Freeman then asked for any questions about the loans being considered today.

None of the Council members had any questions so Chair Dickson called for the motion.

Councilmember Baney moved to approve the consent calendar as presented and Councilmember Koza seconded the motion. Chair Dickson then called for a vote.

Council member	Motion	Yes	No	Abstain	Absent
Mayra Arreola					X
Tammy Baney	X	X			
Mike Fieldman		X			
Zee Koza	2nd	X			
Marissa Madrigal		X			
Adolph "Val" Valfre		X			
Chair, Aubre Dickson		X			

Vote: 6:0:0:1 | PASS

LIFT Program Design Adoption – *Margaret Van Vliet*, Director

Director Van Vliet gave a brief overview of the updated framework which incorporates the changes requested by the Council. While the process toward approval has been long, it has also been valuable and helpful. Director Van Vliet expressed her appreciation for the comments given over the process. Director Van Vliet outlined the path forward for the LIFT program if the Council approves the draft presented today. OHCS will next begin work on the RFP, have it reviewed and approved by DOJ, begin outreach to potential applicants, and have a robust communications plan in place to help potential applicants.

Chair Dickson next invited those in attendance in the room and by phone to give public comment on the LIFT program design draft.

Public Comment

On the phone:

Joel Madsen, Executive Director, Mid-Columbia Housing Authority & Columbia Cascade Housing. Mr. Madsen said he appreciated the opportunity he got to participate on the Policy subcommittee as a part of the development of the LIFT program. Mr. Madsen wanted to applaud OHCS for their work in crafting the LIFT program.

In the room:

Anna Geller, representing unincorporated Clackamas County. Ms. Geller expressed her belief in the LIFT program. She asked that the Council approve the LIFT program design.

Councilmember Fieldman also offered his support of LIFT. He appreciated the "plan B" which was included in the updated design document.

Chair Dickson then asked the Council if they have additional comments to offer or questions to ask.

Councilmember Fieldman asked about the annual income recertification comment in the document.

Natasha Detweiler told the Council that the annual income assessment allows a shuffle of the units to make sure the property meets the requirements.

Councilmember Fieldman then asked about the 60% AMI requirement and how this defines the actual rents.

Director Van Vliet told the Council that the program will income restrict any LIFT unit to the 60% AMI requirement.

Councilmember Fieldman restated his concern about the community population number. He believes the 25,000 population number will severely restrict Josephine County. He would like the Council to consider the population requirement in future projects/programs.

Director Van Vliet told the Council that the population cap was for individual cities not for the entire county and that there would be parts of Josephine County that could indeed qualify for the LIFT program.

Councilmember Baney then said she thought it might be a good idea to consider an exception.

Councilmember Fieldman then said he appreciated that idea, but he did not want to delay the LIFT program to discuss further. He wants the Council do a better job next time to include the underserved areas in Oregon.

Councilmember Baney then said she thought the Council had done a great job refining the LIFT program design. She thought the work done and the delay was necessary to produce the best product possible.

Director Van Vliet then told the Council the population limit was intended to help those very rural areas qualify for the LIFT program.

Chair Dickson said he thought the example of Josephine County was a good example of a place where creative solutions could be helpful in the future.

Councilmember Valfre said he supports the work of the LIFT subcommittees. Now we need to move forward and start building.

On the phone:

Shelly with Chrisman development, asked for a clarification on the LIFT Outreach calendar.

Kenny LaPoint and Kim Travis will reach out to Chrisman Development with the update.

Councilmember Madrigal offered her comments via the telephone. She gave her thanks and appreciation to everyone who worked on the LIFT program design. She is looking forward to getting more housing units in Oregon.

Chair Dickson then asked for a motion. Councilmember Valfre moved to approve the LIFT program design and Councilmember Fieldman seconded the motion. Chair Dickson then called for a vote.

Council member	Motion	Yes	No	Abstain	Absent
Mayra Arreola					X
Tammy Baney		X			
Mike Fieldman	2nd	X			
Zee Koza		X			
Marissa Madrigal		X			
Adolph "Val" Valfre	X	X			
Chair, Aubre Dickson		X			

Vote: 6:0:0:1 | PASS

Report from Director Van Vliet

Highlights and updates:

1. The Governor has appointed two new Council members who will be up for confirmation during legislative days later this month, May 23-25. Anna Geller and Hugh Prichard are the two appointees.
2. Community Action Agency Region 8 & 10 conference last week was a great success.
3. Update on her Congressional visits in April.

4. OHCS has launched two new newsletters from the Housing Finance Division and the Housing Stabilization Division.
5. Governor is developing a Strategic Plan and Director Van Vliet will sit on two of the panels.
6. More HHF money coming into the state from the Federal government.
7. More Housing Trust Fund money coming to Oregon as well. This money targets those at or below 30% AMI.

Report from Chair Dickson

Chair Dickson said the visit to Central Oregon this week was a great opportunity. The examples of community partnerships and cross-agency collaboration as well as early intervention were encouraging. The recognition of shared purpose and outcomes across agencies is much appreciated.

Chair Dickson adjourned the meeting at 12:28 p.m.

06/03/2016
Marissa Madrigal, Acting Chair — Date
Housing Stability Council

06/03/2016
Claire Seguin, Interim Director — Date
Oregon Housing and Community Services