

HPAC Work Group Recommendation

Last Update: 11/1/2023

Work Group

- Availability of land
- Land development permit applications
- Codes and design
- **X Workforce Shortages**
- Financing

Recommendation: Require housing insecurity metric and plan from Oregon Community Colleges

The Oregon Legislature shall expand the Oregon Housing Needs Analysis to include specific analysis related to student housing at Oregon's 17 Community colleges. Community Colleges shall be specifically considered in Regional Housing Needs Analysis, Housing Production Strategies, and Funding and Finance Strategies within their local jurisdictional and state-wide analyses.

Related Workplan Topics:

None

Adoption Date:

October 30, 2023

Method of Adoption:

Consensus from Work Shortages WG Committee Members

Co-chairs Guidance: Standards for Analysis

- 1. Clearly describe the housing production issue that the recommended action(s) will address. Describe the barrier(s) or solution(s) the recommendation seeks to address, and how the existence of the barriers hinders production or how the solution supports production.**

In 2019—even before the pandemic escalated housing insecurity issues in Oregon—The Hope Center for College, Community and Justice released an Oregon specific #RealCollege Survey with that found that of the 8,100 student participants from 14 Oregon community colleges:

- 41% were food insecure in the prior 30 days
- 52% percent were housing insecure in the previous year
- 20% percent were homeless in the previous year
- 13% had found temporary shelter with a friend or relative, including couch surfing
- 5% reported being unsheltered, or sleeping in their car or van
- 4% reported residing in a camper or RV

This study showed that students facing housing insecurity more often reported grades of Cs or below, versus students without these challenges who more frequently reported As and Bs. More research is needed in Oregon to further understand the impacts of housing insecurity on graduation rates—hence the recommended metric being established with this recommendation.

It is anticipated that based on poor graduation rates for homeless high school students that community college students likely face the same hurdles to success. But community colleges who have taken up housing insecurity as a key access issue have had good success in improving retention and graduation rates.

For example, a 2014 partnership between the Tacoma Community College and the Tacoma Housing Authority to provide students with housing led to a 60 percent retention/graduation rate for previously houseless students compared to a 16 percent retention/graduation rate for students who did not have stable housing.

Already in Oregon, Portland Community College is leading the way with a new affordable housing initiative. Through partnerships with two affordable housing developers, PCC will retain ownership of its land but will leverage the partnerships to offer nearly 500 new units of affordable housing across five campus locations.

PCC is proving that community colleges in Oregon can be a key driver of housing production and provide greater access for students who may be eager to enroll in programs such as construction workforce development programs but cannot due to barriers related to their own housing insecurity.

Oregon cannot realistically anticipate strong growth in construction workforce development unless we are simultaneously addressing the housing issues preventing retention and recruitment of students at our community colleges.

2. Provide a quantitative, if possible, and qualitative overview of the housing production issue. Summarize the quantitative and qualitative information available, and reviewed by the work group, that informed the analysis of the barrier or solution and led to the recommendation included in this form.

Community colleges have great economic impact on their communities and region. According to a [2023 Economic Impact Report from the Oregon Community College Association](#), Oregon's 17 community colleges provide significant economic impact with the range and influence to be a key driver of state initiatives around housing production.

This same study showed that, in 2021-2022, Oregon's 17 community colleges employed more than 10,000 people and served nearly 190,000 credit and non-credit students. Of these 190,000 Oregon community college students, the Hope Center study showed that around 20 percent have likely experienced housing insecurity.

Oregon's 17 community colleges are unique partners in the state, with an opportunity unlike any other agency or community group to create collaborations that can increase housing production and reduce housing insecurity. Community Colleges are often hubs of innovation, development and growth within communities, attracting students from throughout the region, state, county, and even the world. By engaging community colleges within OHNA, we supercharge the potential for development of new housing production and solutions.

Here are some of the reasons community colleges are uniquely positioned to impact outcomes:

- Community colleges serve large student populations facing higher rates of housing insecurity
- Community colleges are already seeking to increase access to higher education, including reducing barriers such as housing insecurity
- Community colleges receive public funding

- Community colleges are natural convenors of community collaborations such as those needed to bring new regional housing production and affordability solutions to life
- Community colleges are often major land-owners within their districts
- Community Colleges draw students from outside the immediate area, who contribute to the local economy and require stable housing

3. To assess the issue and potential action(s), include subject matter experts representing all sides of the issue in work group meetings, including major government, industry, and stakeholder associations. *List the observers and participating SMEs at the work group meetings as the recommendation was developed. Identify which participating SMEs provided information to the work group and how. Summarize the information and perspective provided by the participating SMEs. If the participating SMEs expressed disagreement or concern with the work group recommendation, describe the reason.*

Portland State Community College
Feedback still pending from DLCD

4. Provide a quantitative, if possible, and qualitative overview of the outcome of the recommended action(s). *Outline the impact of the recommendation on housing production.*

It is expected that if community colleges are included in the OHNA Analyses, more housing would be generated across the state for vulnerable populations, and more students would be attracted to attending Oregon's 17 Community Colleges. Increasing Oregon's Community College enrollment will have broad economic impacts throughout the state.

Solutions related to community college housing needs analyses could include:

- Partnering with local housing authorities to secure housing for students
- Providing housing vouchers to students, which could fund capital or operational costs for affordable housing developments
- Construction workforce training programs at community colleges building tiny homes for other students to live in
- Building of new affordable housing neighborhoods on community college land
- Partnering with community land trusts
- Idea to consider: leverage the existing Benefits Navigators at Oregon community colleges. Oregon House Bill 2890 (signed into law in 2019) requires community colleges in the state to provide benefits navigators to help students access public benefits and resources they may be eligible for. Colleges could expand/specify these services into Housing Resource Centers, creating on-campus/virtual resource centers with valuable information and assistance in finding safe and affordable housing options in the local community. These centers could help students navigate the housing market, identify rental resources, and connect with potential roommates, all while offering guidance on budgeting and financial planning.
- By placing the onus on community colleges to address the access issue presented by housing insecurity, we harness the creative and economic leverage of these unique and powerful partners to lead on housing insecurity issues in our communities—potentially without any additional funding from state coffers. A grant or loan program to fund community college action plan projects should be considered in order to catalyze more impactful and expedited housing production solutions.

We expect that outcomes for community college students will improve—including students in construction workforce development programs. Specifically, we anticipate the following outcomes to occur, which will further strengthen Oregon’s economy overall and enhance our provide a construction workforce to address the housing crisis.

- More stable housing for students will:
 - Boost academic performance, helping community colleges and students retain federal financial aid.
 - Promote retention and degree completion, helping community colleges generate more tuition dollars and improve key student outcomes.
 - Reduce the barriers that returning adults face, boosting enrollment in programs such as construction workforce development
 - Make the jobs of faculty and staff easier, as students are more able to focus on learning.
 - Create new public private partnerships between community colleges and community organizations, bringing new relationships and resources to bear. This helps to further create a productive opportunity for the private sector to engage with community colleges, that could help to lead to future educational partnerships leading to employment opportunities for students.
 - Generate new philanthropic giving momentum around bold and innovative strategies to ensure student success.

5. Provide an estimate of the time frame (immediate, short, medium, long-term), feasibility (low, medium, high), and cost (low, medium, high) for implementation of the recommended action(s). *Outline the work group’s estimate of the time for implementation of the recommendation and its impact on housing production once implemented. Describe the work group’s assessment of the feasibility of the recommendation being implemented and feasibility of success. Provide any estimates on the cost for implementation.*

- Short time frame
- Medium cost
- Feasibility - Low

6. Provide a general overview of implementation, the who and how for the recommended action(s). *To the extent the work group knows, is this implemented in state statute or rule, by the state or local government, by a particular agency, etc.*

7. The Oregon Legislature shall pass a bill expanding the Oregon Housing Needs Analysis to specifically address needs of student housing at Oregon’s 17 Community Colleges. **Outline the data and information needed for reporting to track the impact and implementation of the recommended action(s).** *Identify the data the Governor’s Office would need to track to determine if the recommendation is increasing housing production.*

DLCD shall report on the data collected through the OHNA process.

8. Identify any major unknowns, tradeoffs, or potential unintended consequences. *Based on the work group’s analysis and information provided by participating SMEs, outline what is unknown, the tradeoffs exist by implementing the recommendations, and any known potential unintended consequences.*

Increasing the scope of OHNA will add additional complexity and research hours.

Please include any relevant reports, data analyses, presentations, or other documents that would be informative and useful for the full HPAC as the recommendation is discussed and considered.