MEMBERS

X	Cameron Herrington		Jimmy Jones		Melinda Bell
	Cathryn Murray Harris	X	Kim McCarty	X	Nathan Teske
	Jackie Follis	X	Maria "Meg" Guerrera	E	William Miller

OTHER ATTENDEES

	Andre Bealer	X	Svetha Ambati	X	Matthew Tschabold
X	Javier Cervantes	X	Yasmin Solorio	X	Natasha Detweiler, OHCS
X	Patricia Akers, ARH	X	Dana Schultz, ARH	X	Mitch Hannoosh, OHCS
				X	Tanisha Rosas, OHCS

Topic/Lead	Notes/Main Points	Decisions/Action Items
Framework for Advocacy: Values and Principles Exercise	*Kim commences meeting at 2:32pm. Framework agenda item moved to end of the meeting.*	
HB 3589 Senior Housing Development Initiative (OHCS) *Patricia Akers Presenting*	*OHCS shares "ARH_RJC_HB3589 Senior Housing Update" slides* Patricia Akers, Operations and Policy Analyst in Affordable Housing Program OCHS. Mitch Hanoosh, Policy Manager of planning and policy section within affordable housing division at OHCS. **Patricia**: We are working on renaming the Senior Housing Development Initiative. The program came from an excess in the Senior Property Deferral program. Oregon's Older adult population is growing and an estimate in 15 years shows we will need a lot more housing for our older adult populations. We know our aging population is growing, we will talk about the disparities are continuing to grow as well. Pathways like rapid rehousing and permanent supportive housing are underutilized. Want to talk to you about the house bill and the engagement. HB 3589 was championed by Rep. Marsh and members of her senior housing workgroup. Agencies like Disability Rights Oregon, NW Pilot Project, Disability Plus, and several others were thoughtful partners on this. Engagement is still ongoing, would love your ideas.	

Technical Assistance – We're still in a place where senior housing and decision making place on how we'll deliver the technical assistance part of this program and are considering different options (including in person).
To make housing right for older adult population, and sustainable, includes topics like financing, budgeting for services, leveraging resources and design elements to support folks for disability and aging in place.

Cameron: The programs that were discussed just now, are those the same ones that are on the OHCS budget cut list and at risk of being defunded in short session? And if yes, how does that affect the implementation now?

Patricia: These funds are a part of the budget reduction exercise. The Senior Housing Initiative that was passed in 2025 was both a decrease in technical assistance component and a reduction of $5M in the development piece. Because it's a newer program and wouldn't put a "pause" in anything currently happening is a reason why it was identified for the reductions. We are planning for scenario A where budget reduction cut doesn't actually take place, but also planning for B to operationalize the programs to operationalize for something that's meaningful. We are having convos with stakeholders and partners as well.

Tanisha: To we are planning for both, but considering this one is a partial reduction, compared to others that are more substantial chunk, the development dollars can be implemented as they would have been but with less money. The technical assistance is where you may see a bit more of a difference. Yes, they are at risk but they are moving forward with the newness of the programs and the type of reductions on the list allow us to move forward.

Kim: That's one of the reasons we put this on the agenda today. Wanted to ask you to speak more on how this program can address disparities you daylighted for us, race-based disparity.

Patricia: We were able to speak to where there is a lot of intersectionality and the program can make an impact is all the design elements around aging in place and the education around technical assistance dollars and how to build that housing that's safe and affordable is our equity strategy.

Mitch: Really seeing it as an anti-displacement tools. How can we ensure these units remain affordable and accessible, have more adaptable housing for people as they age. Also targeting properties that are serving populations of colors at higher rates. We want to ensure we have a strategy in place for these funds to address needs for those communities.

Kim: Fully agree that the design elements are an anti displacement strategy. One observation, I house on rental housing vs homeownership. Black and Brown communities are more at risk for displacement issues, sometimes relating to economics the structure of the housing and ability to get healthcare as an element as a support mechanism. They may be self-evident and hopefully can also be taken into consideration.

Patricia: Thank you, absolutely.

Javier: I heard presenters wanting feedback on technical assistance. What specific would you like to hear from the committee members?

Mitch: Hoping to hear potential challenges you might be facing with your aging populations and what technical assistance can be valuable for that effort. Or what resources do you have that may be beneficial to help others – finance, maintenance, incorporating visibly and adaptable units that don't sacrifice long term operating revenue.

Kim: There might be additional expenses with these expectations but to hold firm and know it's very needed. Just by the chart you shared that the aging population will nearly double and creating housing that's viable and accessible will help everyone and not just this population.

Cameron: Along those lines, is there room in the project to look at standards across the board for accessibility vs having some units begin designated for older adults and people with disabilities. Matching of connecting people who need accessible units vs where they are actually available but housing providers don't want to be in a position where they are keeping units vacant because their waiting for someone with a specific age or need. Having unit restrictions can impact Oregonians and where they live. Would love to see a certain future where all housing works for all, rather than designating just communities for it.

	Secondly, want to highlight connection between housing for older adults and need to preserve affordable housing that we have. Older adults make up a disproportionate share for affordability housing. We need to think about how we can protect the housing older adults already have access to at the same time as we increase the supply. **Patricia**: Noted and really appreciate that. We are thinking of many of those considerations and the wholistic housing approach. **Mitch**: We are having a broader conversation around accessibility and started with our QHP last year. **Javier**: Where do opportunities exist to inform the committee members to participate in other design as we try to have as much impact for decisions being made. **Patricia**: Happy to provide email in the chat so you all can reach out to me directly and we can include you on upcoming engagement. Tanisha is also a great person to reach out to and can get us connected to the right person. **Javier**: Please feel free to send opportunities my way so I ca inform the committee as well.	
HB5011 Updated Permanent Supporting Housing services program (OHCS) *Dana Schultz, presenting*	*Dana Schultz, Supportive Housing Program Analyst Shares "ARH_RJC HB5011 PSH Update 12 2025 Final" slides* **Dana**: Permanent Supporting Housing (PSH) Program offers several programs • PSH Development capital • Long-term project-based rental assistance • Long-term PSH services funding • Technical Assistance around PSH development and operations Updates to PSH with HB5011. How is the increased services funding helping our PSH projects? Increased salarites for PSH services staff, staffing levels at properties, increased staff training and development, and increase client assistance 'buckets' such as cleaning and personal hygiene supplies, food resources, unit cleaning assistance, transportation, etc. Also offering more community building activities and tenant education opportunities. We presently have 7 operation PSH projects with a culturally specific service provider and who serve BIPOC households who were previously	

experiencing chronic homelessness.

Higher levels of services and staffing will increase housing stability and retention for PSH households, including households of color.

Nathan: We've seen a lot of projects, especially in Portland, that might fit PSH and really struggle and see properties get far behind on their rent and absorb cost. Are those numbers based on analysis you're seeing or on something else?

Dana: Partners are really experiencing stressors of funding and high needs folks to keep them housed we chose to stick to the number our partners in Oregon are doing. Because we service statewide, $15K felt sufficient for folks when we reached out for parter feedback.

Kim: The 196 people identified to served, how doe that compare to service levels overall.

Dana: We get the data from HMIS and they are self-identifying. That was for about 11 projects but will have to get numbers for you on how that compares to total populations. If we are waiting until February for recent data and can get you better data.

Kim: Thank you, look forward to seeing that.

Javier: Do you have an anticipated timeline for updates? What's the timeframe to make additional updates?

Dana: We do get reports from our partners at the end of January and we can cobble something together pretty quickly In February. We are doing a 5 year look back on who's accessing programs, etc. and our hope is to deliver that by April to talk about things in next long session.

Dana: Would be great to hear what info would be most important in that document for you. We can look at racial demographic of PHS tenants and can look across for folks who have been evited or left, how long they have been there, and can look at that geographically as well.

Kim: That information would be very helpful. The question I would want to answer for that information is if that communities of colors being served is proportional to those in need.

	Dana: That makes sense.	
Framework for Advocacy: Values and Principles Exercise (All)	**Kim**: The part about recognizing how tenants are treated and how agencies that are serving them are treated. My observation is tenants are demonized, tenants of color are even more demonized in this system and that becomes a rationale to not give them the services they need it. That is also happening to the agencies that serve them. Some are begin labeled as terrorist based on color of their skin and families. There is also increased messaging about intent of both resident and providers that is influencing regulatory financial pressures. **Meg**: Thank you, Kim. You are right about everything. None of this is new, we have been discussing this. We all know right now how communities of color have been treated, including service provider and owners. We've been criminalized and even some community members haven't been able to rent a unit. I would like to emphasize the need for capacity. We just heard Oregon Housing Community Services staff talk about senior housing. I have to keep pushing that without supportive services for those individuals, housing will not be successful. We need to put money and ask for money to support these services and capacity building. There's new people coming into he housing program and are those new owners of new people that are coming into the industry? Compliance is an entirely new business that we can no longer afford. We have to hire someone to do that. Let's keep in mid we were assigned $3.5M for asset and property management. After the cuts all that went away. We need to be hiring people that understand housing development. We need to attract younger people to do these jobs and need capacity money. **Kim**: Want to ask do we want to put an emphasis for Racial Justice? We do need to look at the full spectrum but also need to recognize a person of color that's a senior, the structure of that service may need to be different for compared for another population. How would we like our policy makers, given budget cuts, happen in a way that's less negative for culturally specific organizations and diverse and more at risk communities and communities of color. **Javier**: Will share a synthesized version next week.	

| Rescheduling Future Meetings 2026 | **Yasmin**: January meeting is January 22nd at 4pm. 1 hour. 3:50pm Agenda planning today for January's meeting.

Javier: We are shrinking numbers. Do we need to look at capacity and need for different timing?

Meg: Yes, thank you

Kim: Yes agree, the committee needs a new meeting time.

Cameron: Agree with that. There's been a lot of months where I can't make it late on a Friday. In addition to meeting time, I think if were able to constantly be taking a more action oriented approach to what this committee is doing. What you shared in the chat came with the framing for the group and what we're working on. I agree with those topics and issues, agree that we need to fully own that this is part of the RJC and the committee needs to be focused on that. The part less exciting is learning about them, what are we doing with after we learn about the programs. We can offer informal feedback through individual comments, but I don't know how valuable that is. I think we do have a poll pit to claim we should speak as the RJC and as the HHC of that council. Excited to learn about things if we will then do something about them. Don't fully understand the process to write a position, testimony, on behalf of this committee. In addition to timing just a more action orientation would be more motivated for me and my participation consistently.

Javier: We can go over that again, no problem.

Kim: Cameron, I hear you and will take this up with Meg and staff when we set agendas in the future. Want to share that one way we've been trying to get there to feel like our time here is making a difference, is to have the presentations to us be given to us in the context on the disparities and what actions are you taking. That will help inform us for additional action or more accountability. The other we are thinking to have more accountability is with legislators (with RJC as a whole). We are daylighting issues with our policy makers and where the racial justice impacts are around that but we haven't rallied around a particular legislative concept yet. Other than the budget. Really appreciate your comment and hope we can get more feedback from you and others and make this feel like a more activating space. | |

	Cameron: Thank you I know it's a challenge to think about how we weigh in given the cadence and timing. Think todays meeting is really spot on to talk about the programs on the cuts list. Maybe if every time we had a presentation we had a baked in time on the agenda. Now we have discussion about what were we going to do based on what we need to do given what we heard. What action, if any, in response to what we learned about. *Committee convenes at 3:50pm.*	

Meeting Materials	PDF Housing and Homelessness Comm	PDF ARH_RJC HB5011 PSH Update 12 2025	PDF ARH_RJC_HB3589 Senior Housing Upda

Zoom Chat

14:32:28 From Javier Cervantes, Gov. Office (El, He, Him, His) to Hosts and panelists:
   Housing and Homelessness Committee (12-19, 2:30 PM)
   • Framework for Advocacy: Values and Principles Exercise (All) 20 Minutes
   • Two presentations on the following projects:
   o HB5011 Updated Permanent Supporting Housing services program (OHCS) 30 Minutes
   o HB 3589 Senior Housing Development Initiative (OHCS) 30 minutes
   • Rescheduling Future Meetings 2026 (10 Minutes)
14:42:35 From iPhone to Hosts and panelists:
   Hello to all. This is Meg . I am sorry I was late to this meeting
14:46:49 From Nathan Teske to Hosts and panelists:
   Bienestar would welcome the chance to participate in community engagement for this initiative
14:47:46 From iPhone to Hosts and panelists:
   FHDC also would like to participate on any community engagements
15:04:35 From Mitch Hannoosh, OHCS (he/him) to Hosts and panelists:
   mitch.hannoosh@hcs.oregon.gov
15:05:03 From Tanisha Rosas (She, her) OHCS to Hosts and panelists:
   I noted Nathan and Meg - and will send y'alls emails to Patricia to be included in next engagement.
15:05:59 From Patricia (she/her) to Hosts and panelists:
   patricia.a.akers@hcs.oregon.gov
15:07:10 From Tanisha Rosas (She, her) OHCS to Hosts and panelists:
   tanisha.rosas@hcs.oregon.gov
15:22:48 From Svetha Ambati (she/her), Governor's Office to Hosts and panelists:
   Thank you OHCS folks!
15:22:52 From Dana Schultz to Hosts and panelists:
   dana.schultz@hcs.oregon.gov
15:23:29 From Nathan Teske to Hosts and panelists:
   Hi all, apologies, I have to drop off a bit early, I have a family obligation I need to attend to
15:23:30 From OHCS - Natasha (she/her) to Hosts and panelists:
   Thanks for having us!
15:32:49 From kjmcc to Hosts and panelists:
   Theme:
   Sharing Impacts of Race-Based Housing Disparities:
   Providing Feedback, Input, and Recommendations to Agencies and Programs Utilizing Equity.

   Priorities:
   Implementation of existing programs
   • Rent Eviction Prevention
   • Affordable Housing Preservation
   • Permanent Supportive Housing Services Programs
   o HHC provides feedback, input, and recommendations (example Senior Housing Initiative).

   Housing Development
   Learn more about agency programs such as (how are these programs performing; programs share data):
   • Local Innovation and Fast Track (LIFT) Housing Program as a long-term effort
   • Home Ownership
   • Rental Support
   • Eviction Prevention to Housing
   • Development (from a previous priority)
   o Desired Outcome: Advocate for maintained efforts to agencies.
15:42:40 From Yasmin Solorio, Gov Office (She/Her) to Hosts and panelists:
   You'll see a calendar invite this afternoon for the Jan 22nd meeting

HB 3589: Senior Housing Development Initiative (SHDI)

Patricia Akers, she/her
Operations and Policy Analyst

Mitch Hannoosh, he/him
Policy, Planning, and Development Manager

SHDI Program Overview

Legislation from the 2025 session

- Allocation:
  - $23.5M for the Development Initiative and $500,000 for technical assistance
- Intent:
  - Develop and maintain SHDI to incentivize housing targeted to older adults and persons with disabilities
  - Leverage state and federal resources
  - Help ensure housing developments meet the needs of older adults to age well in their homes and communities
  - Prioritize visitability and accessibility
  - Provide technical assistance (TA) to developers, affordable housing and service providers, planners, stakeholders, and local governments
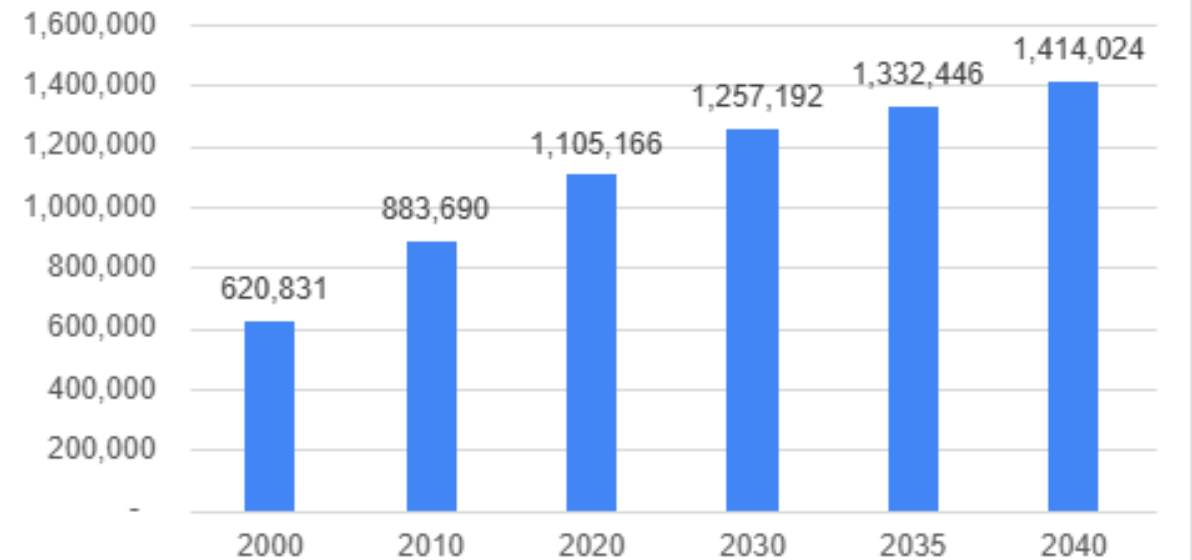 - Provide regular public updates and track goals and progress

OREGON HOUSING *and* COMMUNITY SERVICES

Oregon's Older Adult Population

Year	Population 55 Years or Older
2000	620,831
2010	883,690
2020	1,105,166
2030	1,257,192
2035	1,332,446

Population Change (55 Years or Older)

Change in Pop	308,858
% Change in Pop	27.9%

Population 55 Years or Older, Forecast

Year	Population
2000	620,831
2010	883,690
2020	1,105,166
2030	1,257,192
2035	1,332,446
2040	1,414,024

Source: Portland State University Research Center, Population Forecasts, 2025
https://www.pdx.edu/population-research/population-forecasts

OREGON HOUSING *and* COMMUNITY SERVICES

Age-Related Housing Vulnerabilities

- People aged 50+ are the fastest-growing group experiencing homelessness in America, and their numbers are estimated to triple by 2030

- Race Matters
  - Black and Hispanic older adults are disproportionately disconnected from permanent housing solutions and are underrepresented in pathways to becoming housed[1]
  - Black households have the highest rates of overall cost burden (51%, compared to 32% for the state's households overall) and severe cost burden (29%, nearly twice as high as the state rate of 15%) in Oregon [2]
  - High involvement in the legal system and more interactions with the police
  - Lower and fixed incomes make it difficult to achieve accessibility in housing or getting units adapted or modified for accessibility

Sources:
1 Hall & Moses (2023), National Alliance to End Homelessness
2 2026-30 State of Oregon Consolidated Plan

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COMMUNITY SERVICES

Aging in Place is an Equity Strategy

Can reduce disproportionate rates that older adults of color:

- Fall into housing instability and homelessness

- Are displaced

- Have limited or no access to supports

While also improving:

- Autonomy and dignity

- Health outcomes

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COMMUNITY SERVICES

Engagement and Learning

- Through meaningful conversations with stakeholder agencies, we're coming to understand the actual need for housing for older adults
  - Reflecting on OHCS' current accessibility standards
  - Thinking about enhanced accessibility, adaptability, and visitability
  - Integrating Universal Design standards

- Engagement is still ongoing, and we'd love to hear your ideas

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COMMUNITY SERVICES

Technical Assistance (TA)

- TA Dollars will be used to educate more than just developers
  - Affordable housing and service providers, planners, stakeholders, and local governments

- Modules to include:
  - Financing
  - Budgeting for Services
  - Leveraging resources for services and rent subsidy
  - Design elements to support folks with disabilities and for aging in place

OREGON HOUSING and
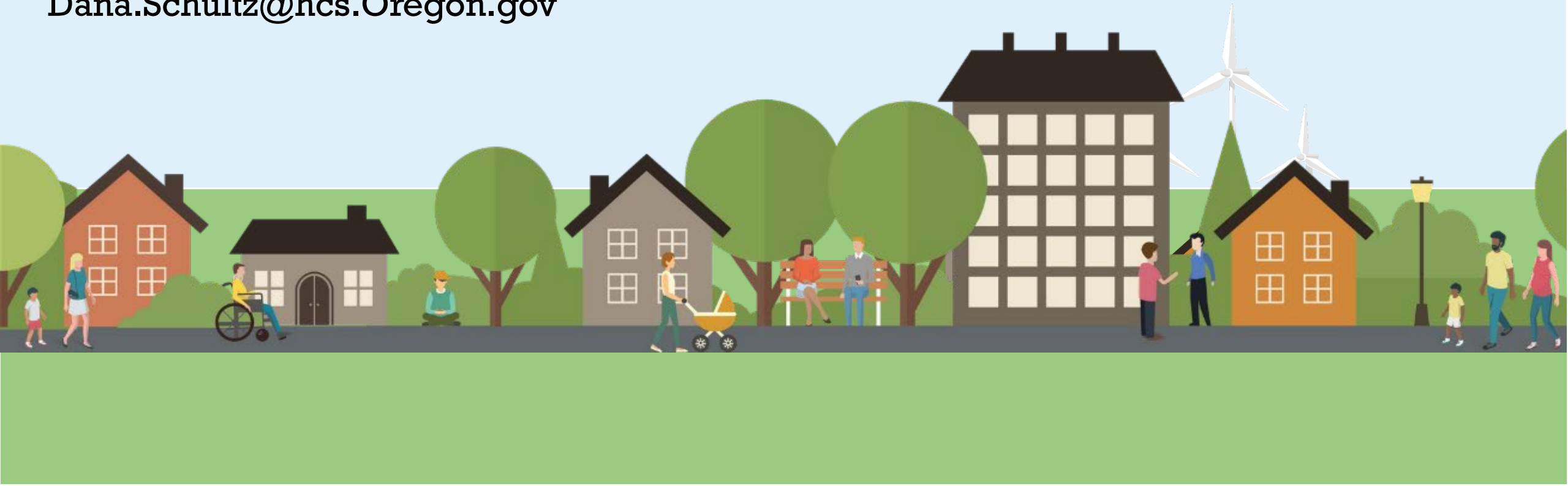COMMUNITY SERVICES

Questions Please

HB 5011 Update: PSH Program Improvement

Dana Schultz, she/her
Supportive Housing Program Analyst

Dana.Schultz@hcs.Oregon.gov

ARH's PSH Program Overview

- Started in 2019, first PSH Program project opened in July 2021
- The PSH Program offers:
  - PSH development capital
  - Long-term Project-based rental assistance
  - Long-term PSH services funding
  - Technical Assistance (TA) around PSH development and operations

- Organizations must complete the Oregon Supportive Housing Institute (offered annually) to be eligible to apply for PSH funding via the ORCA

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Updates to PSH with HB5011

- HB 5011 provided additional general funds to the ARH PSH Program to allow the PSH Services funding level to be increased from $10,000 per unit per year to $15,000 per unit per year

- All PSH Projects renewed their annual PSH Services contracts on August 1, 2025, which included budgets, and service plans (if applicable), to reflect their new increased funding

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How is the increased services funding helping our PSH projects?

- Increased salaries for PSH Services staff, many of whom are Peers (e.g., peer mentors)

- Increased staffing levels at the properties, resulting in increased services including culturally specific services

- Increased staff training and development

- Increased client assistance "buckets", paying for things like: Cleaning and personal hygiene supplies; Food resources; Assistance with unit cleaning; Transportation; Furniture; Pet supplies; New IDs; Phone costs

- Offering more community building activities and tenant education opportunities

  - One Washington County project implemented a workforce development program for their PSH tenants

OREGON HOUSING and COMMUNITY SERVICES

PSH Increases, CSOs, and serving BIPOC households

- We have **7** operating PSH Projects with a culturally specific service provider and who serve BIPOC households who were previously experiencing chronic homelessness

- **3** more BIPOC-focused and CSO-partnered PSH projects are working towards getting their projects off the ground

- **2** new CSO providers participated in the 2025 Oregon Supportive Housing Institute

- To continue partnering in OHCS-funded PSH projects, PSH culturally specific providers and their advocates shared the critical need for an increase in services funding

OREGON HOUSING *and* COMMUNITY SERVICES

PSH Increases, CSOs, and serving BIPOC households

- Due to increased services funding, PSH Service Providers, including CSOs, can provide higher levels of culturally specific services and tenancy support services to PSH tenants.

- Higher levels of services and staffing will increase housing stability and retention for PSH households, including households of color

- In 2024, 196 PSH Program tenants identified as a race or ethnicity that is not white

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Additional PSH Program Updates

- The HB5011 changes facilitated an update to the PSH Program Manual and PSH Rules

- The PSH Team took this opportunity to also implement an official low barrier and tenant selection plan policy for the PSH Program
  - Increased limitations on what PSH projects can screen out for regarding criminal backgrounds
  - Required utilization of a PSH Tenant Selection Plan template to ensure low barrier practices and policies are applied

- Data tells us that households of color are disproportionately impacted by homelessness and face racism in the criminal justice system
  - PSH projects screening out criminal backgrounds will ultimately and disproportionately affect households of color
  - Resulting in the exclusion of BIPOC households experiencing homelessness from PSH units

- By limiting the criminal charges that can be screened out, we aim to increase equitable access to PSH projects

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Thank you!

- Questions?

Housing and Homelessness Committee Advocacy Framework: 2026 Short Session

Please list values, principles, and standards that you believe the Committee should consider for a framework as it advocates during the 2026 Short Session. Understanding that agency program expansion or new program is unlikely during the 2026 session due to adverse budget conditions. Focusing on maintenance of effort, program implementation, or rulemaking are some of the opportunities to engage and offer input or make recommendations on how agency programs execute services and apply resources.

What values, principles, or criteria should the Committee consider as a framework when advocating going into 2026? Please list.

Theme:
Sharing Impacts of Race-Based Housing Disparities:
Providing Feedback, Input, and Recommendations to Agencies and Programs Utilizing Equity.

Priorities:
Implementation of existing programs
- Rent Eviction Prevention
- Affordable Housing Preservation
- Permanent Supportive Housing Services Programs
    - HHC provides feedback, input, and recommendations (example Senior Housing Initiative).

Housing Development
Learn more about agency programs such as (how are these programs performing; programs share data):
- Local Innovation and Fast Track (LIFT) Housing Program as a long-term effort
- Home Ownership
- Rental Support
- Eviction Prevention to Housing
- Development (from a previous priority)
    - Desired Outcome: Advocate for maintained efforts to agencies.