

>> Final Report from the Interagency Task Force on Healthy Homes



Oregon
Health
Authority

PUBLIC HEALTH
Environmental Public Health
Healthy Homes Grant Program

This is a report from the Interagency Task Force on Healthy Homes to the legislature, Governor's office and Environmental Justice Council about the findings of the task force and activities of the Healthy Homes Grant Program within Oregon Health Authority. It has been developed in accordance with the reporting requirements included in House Bill 2842 (2021).

This report can be cited as: Interagency Task Force on Healthy Homes. January 2023. *Final Report of the Interagency Task Force on Healthy Homes*. Oregon Health Authority. Available at: https://bit.ly/HHGP_TF_Report

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Executive summary

The Oregon Legislature established the Healthy Homes Grant Program (HHGP) within the Oregon Health Authority (OHA) with the passage of House Bill 2842 during the 2021 legislative session. ORS 431A.400 directs OHA to provide grants to eligible entities that provide financial assistance to persons in low-income households to repair and rehabilitate their residences, and to landlords to repair and rehabilitate dwelling units inhabited by low-income households. Additionally, HHGP is intended to serve communities with high concentrations of low-income households, communities impacted by environmental justice factors, areas with above-average concentrations of historically disadvantaged households or residents with low levels of educational attainment, areas with high unemployment, high linguistic isolation, low levels of homeownership or high rent burden.

The legislation also established an Interagency Task Force on Healthy Homes comprised of nine Governor's appointees and the directors, or their designees, of six state agencies. The task force identified barriers to the deployment and success of programs to improve the health and safety of homes; identified potential solutions to these barriers; identified new measures to improve the health and safety of homes; and discussed the extent to which renters are able to take advantage of health and safety upgrades to homes.

This report provides the task force's key findings, recommends amendments to the HHGP statute, identifies barriers outside the scope of the HHGP program that require legislative or executive branch action, and provides ideas for consideration to OHA regarding program design and implementation.



Key findings

The Interagency Task Force on Healthy Homes made five key findings:

- **Flexible funding.** Allowing flexibility in funding is critical for healthy homes programs to be responsive when meeting the needs of clients, and to braid complementary funding and resources to address client needs more comprehensively.
- **Administrative cost caps.** Limitations on administrative costs are too restrictive to support effective programs.
- **Improved coordination and education.** Oregon needs a better way to share healthy home information and resources among organizations, businesses, and the public.
- **Renter focus.** Renters require additional support and protection when receiving home improvement assistance.
- **Workforce development and training.** Increasing the size, diversity, capacity, and geographic availability of the healthy homes workforce is essential for healthy homes program efficacy, to leverage existing resources, and to ensure equity.

Recommendations to amend the Healthy Homes Grant Program statute

- **Remove “program delivery costs” from the statutory limitation on “administrative expenses and program delivery costs” which are currently capped for use by grant program recipients at 15%.**
- **Increase the allowable percentage of administrative expenses to be higher than 15%.**

ORS 431A.400 (5)(b) currently restricts OHA to allowing grantees a maximum of 15% of a grant for combined “administrative expenses and program delivery costs.” This limitation is inadequate to support effective program implementation. The task force recommends amending the statute to exclude program delivery costs from this limitation, and instead allow grantees to dedicate a portion of grant awards to program delivery costs, such as paying for program staff to carry out home inspections, resource identification, and system navigation, separate from administrative costs. Even after excluding program delivery from the limitation, an allowance of 15% for administrative costs may be too low for some organizations to consider applying for HHGP funding, particularly those that are smaller and in parts of the state with limited workforce and other resources.

Recommendations for other action by the legislature or Governor

- **Commit additional resources to workforce development and education to ensure availability of skilled workers across Oregon.**

Consider establishing a workforce development training program to increase the number of qualified technicians and tradespeople available to perform healthy homes work across the state. Separately, work towards developing a diverse pool of professionals who can complete a healthy homes assessment and direct clients to relevant services.



- **Identify and implement ways to improve coordination among healthy homes professionals, educate the healthy homes workforce and social services providers about healthy housing resources and best practices, and increase the ability of the public to access healthy homes resources.**

Develop a centralized resource providing healthy-home related information and funding opportunities available to individuals and organizations throughout Oregon. This could exist as a website or hotline or could be coordinated with an existing entity which could be a cost-effective means of sharing this information with the widest possible audience. There is a particular need to educate social service providers in the areas of healthy home inspection standards, basic technical information on the elements of a healthy home, and about available resources that could leverage existing community connections and expertise.

Programmatic considerations for OHA's Healthy Homes Grant Program

Additionally, the task force identified a set of programmatic considerations to inform OHA's development of rules and other components of the HHGP. Program considerations are listed in [Section 6](#), with additional detail in [Appendix D](#).

1. Introduction and background

In 2021 the Oregon Legislature passed HB 2842 establishing the Healthy Homes Grant Program (HHGP) within the Oregon Health Authority (OHA¹). The purpose of the program is to provide grants to eligible entities that provide financial assistance to persons in low-income households to repair and rehabilitate their residences and to landlords to repair and rehabilitate dwelling units inhabited by low-income households. HB2842 additionally established the Healthy Homes Repair Fund and appropriated \$10,000,000 for the biennium beginning on July 1, 2021 (with an additional \$5,000,000 added via SB1536²); established the Interagency Task Force on Healthy Homes (“task force”); and directs the task force to submit a report to the Oregon Legislature, the Governor and the Environmental Justice Council which must:

- A) Include data and metrics associated with program deployment, including demographics, geographic access and health and housing outcomes;
- B) Identify barriers to program deployment and success and solutions to those barriers; and
- C) Make recommendations for legislation to reduce barriers or expand program access and benefits.

Due to pandemic response, OHA was not able to launch program activities until spring 2022; Governor’s appointees to the task force were finalized in summer 2022. The task force met from September through December 2022, and sunset on January 2, 2023. The task force submitted a status report in early December 2022. This final report presents the full extent of the work completed by the task force and responds in detail to the report requirements included in HB 2842³.



2. Task force membership, organization, and timeline

Consistent with HB 2842, the Governor’s appointees to the task force included representatives from entities likely to participate in the HHGP; individuals with lived or professional experience germane to the program; and individuals with expertise and experience in performing home improvement work. Ex-officio members named in the bill and appointed accordingly were the directors of OHA, Oregon Housing and Community Services Department (OHCS), Department of Environmental Quality (ODEQ), Oregon Department of Energy (ODOE), Department of Land Conservation and Development (DLCDD), and Oregon Department of Human Services (ODHS), or their designees; for ODHS the law required an individual with expertise in developmental disability services. The following individuals served on the task force:

Governor’s appointees

Kristi Avery – Eastern Oregon Support Services Brokerage

Brenda Bradley – Legal Aid Services of Oregon

Charity Fain – Community Energy Project

Marie Gerdtz – Community Pathways

Tyler Johnson – Community Action Program of East Central Oregon

Isaiah Kamrar – African American Alliance for Homeownership

James Metoyer III – Advanced Energy Inspections

Shannon Vilhauer – Habitat for Humanity of Oregon

Mark Wyman – Energy Trust of Oregon

Agency appointees

Dan Elliott – Oregon Housing & Community Services

Lilia Teninty – Oregon Department of Human Services

Anna Lansky* (replaced Lilia Teninty in November 2022) – Oregon Department of Human Services

Acacia McGuire Anderson* (replaced Anna Lansky in November 2022) – Oregon Department of Human Services

Andy Cameron – Oregon Department of Energy

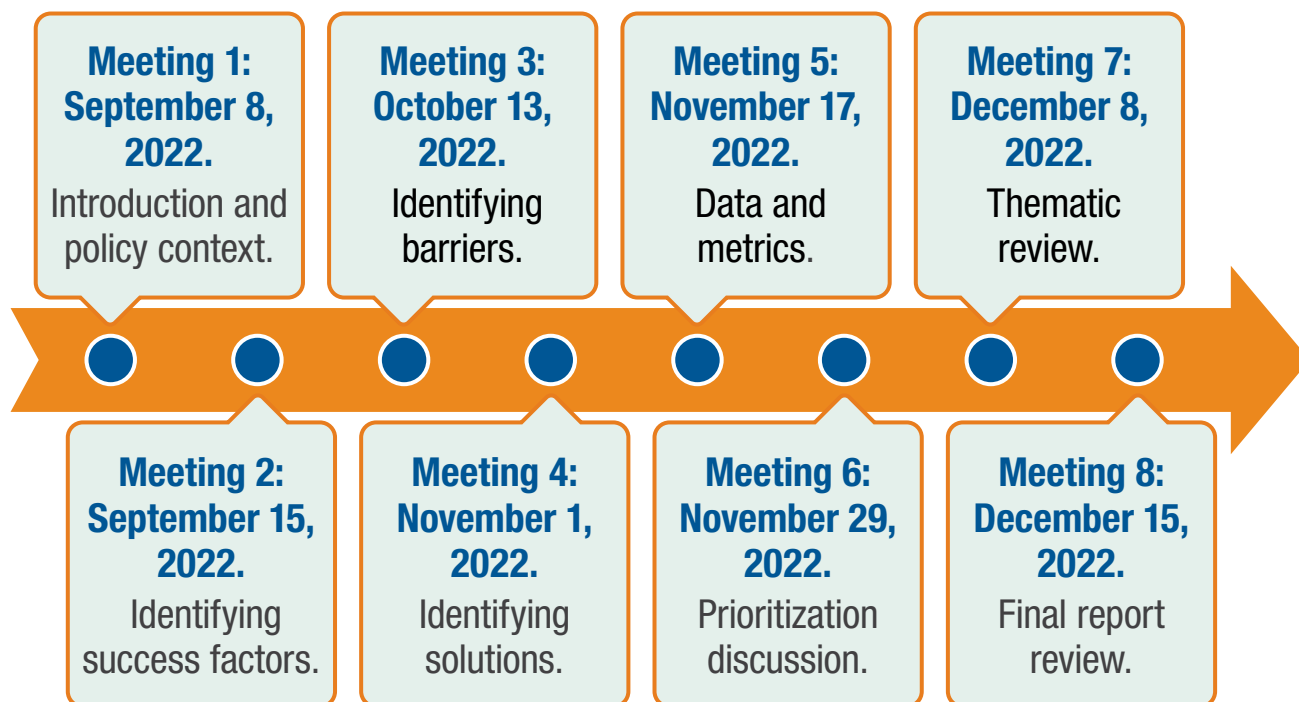
Mari Valencia-Aguilar – Department of Land Conservation and Development

Annalisa Bhatia – Department of Environmental Quality

Nathan Roberts – Oregon Health Authority

The task force met eight times between September 8 and December 15, 2022. Each meeting addressed a key assignment from HB 2842. The initial meeting of the Interagency Task Force on Healthy Homes was introductory in nature, with a focus on establishing group norms and expectations. Task force members collectively discussed our goals and the principles we wanted to follow while meeting.

The second meeting of the Interagency Task Force on Healthy Homes asked members to share factors which contributed to success in previous healthy home interventions based on members' professional experience. Subsequent meetings were focused on specific topics as presented in [Section 3](#), below, and the [appendices](#).



3. Task force deliberations on program development

We dedicated the majority of our meetings as a task force to discussions of ways OHA should develop the HHGP. At a high level, we identified several factors and principles that we believe are important for success and should be adopted by the HHGP.

Factors that support successful program delivery:

- Assistance is easy for clients to access, with multiple services available at individual locations.
- Services are delivered by an organization with good name recognition in the community and a responsive staff.
- Knowledgeable staff are available who can facilitate assistance and connections with other providers.
- Service offerings are developed with a central focus on the needs of the community and with direct input from the community.
- Flexible funding is available which can be used to fill any gaps resulting from limitations on use of other financial sources.

Principles for developing healthy homes support services:

- Center equity.
- Prioritize community engagement and representation to create responsive and effective programs, especially when working with low income, black, indigenous, and people of color (BIPOC), or vulnerable communities.



4. Anticipated barriers to program deployment

As a task force we discussed anticipated barriers HHGP would encounter based on our professional and lived experience. We described barriers experienced by service providers and community recipients in the delivery of healthy homes-related services, which population(s) were most impacted by those barriers, and ideas for solutions. The barriers shared ranged from specific issues related to a particular circumstance, to wide-ranging issues beyond the scope of what could be addressed by the HHGP. The barriers of focus in this report are those which could be addressed with additional action by the legislature or are within the span of control of OHA's HHGP. We identify key barriers and recommended solutions below; see [Appendix C](#) for a full list of barriers.

Siloed organizations and information barriers

This was the first time in memory that a statewide, interdisciplinary group has been convened to share healthy homes-related problems and perspectives. This experience highlighted for us the need to foster information exchange and collaboration across the diverse disciplines and geographies where healthy homes work occurs. Numerous barriers to program delivery arise when information and resources are siloed by industry sector, government agency, or state geography. We recommend that OHA establish an ongoing workgroup to discuss opportunities and challenges to improve communication among interested parties, maintain connection with community members, allow for more effective information-sharing and provide a forum for troubleshooting complex and widespread challenges to service delivery.



Funding related barriers

Funding related barriers were among the most frequently cited by task force members as preventing efficient and innovative delivery of healthy homes related services. Typically, these types of barriers result when organizations must combine multiple funding sources, with each grant having differing allowable uses. Funding for healthy home interventions is frequently encumbered by restrictions on individual eligibility, allowable work, period of availability, or other administrative limitations which can prevent timely delivery of services and makes braiding funding streams difficult. Given that service providers often combine multiple funding streams in the development of their budgets, there can be a multiplying effect which severely restricts the actions an organization may pursue.

Additional funding related barriers shared by the task force include:

- Funding silos can create barriers to comprehensive interventions being undertaken in an efficient manner.
- Limits on the amount of administrative costs which can be allocated to federal grants mean funding is frequently insufficient to meet the needs of recipient organizations.
- Many efficiency-related home improvement interventions require an environmental review or initial audit, regardless of the amount of assistance to be provided. This requirement can cause improvements to be delayed or deferred for a variety of reasons, including too little time to complete the required audits, unavailability of workforce to complete energy audits in rural areas, or financial infeasibility, in the case of wide-ranging audits required for small improvements.
- Public funding is often made available according to a fiscal or legislative calendar which does not always align with household needs or project schedules.
- Individuals with a history of engagement with the criminal justice system can face discrimination or be prevented from accessing assistance.

Task force members broadly agreed that having a state-funded program which allowed for a more flexible response to the health-related home repair needs of low-income Oregonians would provide an effective tool for filling the existing gaps in the service delivery ecosystem.

Workforce related barriers

Workforce development is another area where barriers are commonly encountered by service providers seeking services from specialized industries such as home construction or energy efficiency. These workforce challenges are evident not only in the building trades and energy efficiency industries, but also human services, and physical/ behavioral health. Where vulnerable populations or environmental justice communities are concerned, having staff available who are representative of the communities they are working in is especially important for effective engagement. While a lack of qualified contractors exists throughout Oregon, this shortage is felt especially acutely by rural residents. Task force members discussed ways to collaborate with community-based workforce development programs which are focused on uplifting BIPOC and other marginalized groups and working to align those programs with the various energy efficiency and weatherization programs across the state. However, in most cases we believe this barrier requires system-level solutions that are outside the scope of the HHGP and recommend the Governor and legislature consider ways to support the needed workforce development.

Additional workforce barriers shared by task force members include:

- Contractors can be reluctant to “go first” when multiple repairs with multiple funding streams are required.
- Rural areas of the state frequently lack qualified contractors to perform necessary home improvements, regardless of funding availability.
- Rural areas of the state frequently lack qualified assessors for efficiency related improvements.
- Contractors can be unwilling to take on smaller projects over larger, more lucrative jobs.
- Contractors can be unwilling to work within constraints placed by Medicaid (or other federal funding sources).
- The pool of contractors willing and able to perform this type of work is thin and aging out of the workforce. Pre-apprenticeship programs in the building trades are often underpromoted, especially among BIPOC communities.

Groups facing specific barriers

Task force discussions spotlighted barriers faced by specific sub-populations, including renters, migrant agricultural workers and people living in RVs or manufactured homes. We describe below significant challenges delivering home-improvement services to these groups and recommend that the HHGP develop culturally relevant and linguistically appropriate informational materials and ongoing technical assistance to eligible entities in the state as a means of addressing some of these issues.

Renters: The barriers faced by renters requiring home improvement assistance to maintain or improve their health are considerable and unique to the population compared to challenges faced by homeowners, though renters are also subject to many of the same barriers faced by homeowners. Due to an imbalance of power between landlords and their renters, renters are often reluctant to request improvements to their unit for fear of being evicted in retribution. There is often little or no economic incentive for landlords to make improvements to code-compliant properties, and when landlords do agree to make repairs, a rent increase which prices out the original tenant is a concern. In practical terms, even a landlord who is supportive of healthy home interventions represents an additional level of coordination which can add complexity and lengthen project timelines.

Migrant agricultural workers: As a group, agricultural workers living in employer-provided housing can face a combination of challenging factors related to their living conditions, including language barriers with the landlord, varying immigration or residency status, lack of legal protections afforded by a lease, relatively short stays in housing units, difficulty verifying income, and concern of being labeled a “public charge”. In situations where the employer and the landlord are the same entity, there can be a chilling effect on the reporting of unhealthy living conditions out of fear of retribution for loss not only of housing but also of employment.

Individuals living in recreational vehicles (RVs) or manufactured homes: Like renters and migrant workers, those living in RVs or manufactured homes can face similar challenges as other types of households, while also facing compounded factors unique to their housing status and community. Physically, these spaces can pose different types of hazards from site-built homes which may require specific interventions. Residents who don’t own or have a lease for the land under their home also face the issues associated with being a renter.

Other noted barriers

A full list of the barriers shared by task force members is included as [Appendix C](#) of this report. Among those additional specific barriers, several common points emerged.

- **Restrictive funding.** Federal funding restrictions can serve to limit who may receive services or which agencies are able to apply.
- **Intensive reviews.** Environmental review requirements which are often beyond the capabilities of smaller community-based organizations.
- **Client system fatigue.** Complicated interventions may contribute to a sense of “system fatigue” among clients who are engaged with multiple other agencies. This can overwhelm or retraumatize clients.
- **Trade-specific jargon.** When used by different entities doing healthy homes work across sectors (e.g.: weatherization and efficiency, human services, housing rehabilitation) can make coordination difficult.
- **Deferred maintenance.** Increases the likelihood of discovering unanticipated repair needs that cause significant budget increases and leave the client in a worse-off position.
- Providers do not always share information with clients using appropriate language and culturally specific outreach.



5. Data and metrics

Task force members shared their perspectives on three categories of data and metrics OHA needs to consider as it stands up the program:

- **Prioritization data** to help OHA decide how to allocate grant funding.
- **Accountability data**, or program output information OHA would request from grantees and aggregate to demonstrate program performance. Indicators here were specified in HB2842 and include: disaggregated data concerning the income, racial or ethnic background, family size and related demographic information of low-income households who received financial assistance for repair and rehabilitation of residences under the program from the grant program recipient.
- **Health outcome data**, or deidentified health outcomes of individuals which OHA would track, measure, and report on to demonstrate program impact.

Task force members offered examples of prioritization-related data including housing capacity analysis (used to better understand land availability for homes), housing production strategies (used by local municipalities in planning efforts), home energy scores (via ODOE), statewide environmental data (via ODEQ), energy and weatherization program participation data (via OHCS) and equity indicators which highlight homeownership by BIPOC individuals. We noted that OHA may have to develop methods for evaluating health hazards in housing for prioritization purposes, and the effectiveness of methods to prevent or reduce those hazards for accountability purposes.

Metrics of interest varied by organization, but we agreed on the importance of ease of collection. Other observations include the challenges associated with long-term client tracking, and the number of disparate systems in place for collecting and reporting data. Several providers noted the importance of developing a holistic “whole-picture” view of clients, to address all aspects of their well-being. Task force members described the various approaches to data collection in place and considered how existing data sets might be leveraged to demonstrate the health impacts of funded interventions.



Related external data collection and mapping efforts OHA should consider, include:

- The activities of Oregon’s Environmental Justice Council,
- The work of Portland State University’s Population Research Center,
- Oregon State University’s Spatial distribution of energy use intensity in residential housing in Oregon tool (supported by OHCS), and
- OHCS’s Statewide affordable housing assessment.

The US Department of Housing and Urban Development (HUD) is a major source of funds for Oregon state and nonprofit agencies providing housing supports to populations with low incomes, and so its practices play an outsize role in the type of data state and nonprofit housing agencies collect. This data typically relates to prioritization and accountability. State agencies in some cases have aligned their data collection approaches to HUD to minimize collection barriers, and providers who have previously received funding from the federal government report familiarity with these metrics. For this reason, we believe it is reasonable for OHA to align with HUD-required data collection where appropriate.

Task force members expressed a consensus on the importance of collecting information sufficient to demonstrate program performance, while seeking to minimize burden to clients, minimize administrative burden to service providers, and center equity in all data discussions.

We discussed efforts underway in Oregon to improve the quality of race, ethnicity, language, and disability, or “REAL-D” data within state systems, which is important for prioritization, accountability and evaluating health outcomes. While these efforts may provide a future opportunity to leverage the vast amount of health information held by OHA through administration of the Oregon Health Plan, OHA needs to research how best to track impact and outcomes in a way that prioritizes privacy of residents who benefit from HHGP funding. We discussed the need for OHA to engage the community care organizations (CCO’s) OHA contracts with to deliver health care to Medicaid-eligible residents in the state regarding data sharing in support of health outcome measurement.

An accounting of the various metrics currently tracked, and data systems currently used by various service providers is included in [Appendix E](#).

6. Findings and recommendations

Our deliberations as a task force led us to five key findings and a number of recommendations for the Governor, the legislature, the Environmental Justice Council and OHA as state government considers how best to stand up the HHGP specifically, and to advance the goal of healthy and safe homes for all people in Oregon.

Key findings of the Interagency Task Force on Healthy Homes

- **Flexible funding.** Allowing flexibility in funding is critical for healthy homes programs to be responsive when meeting the needs of clients, and to braid complementary funding and resources to address client needs more comprehensively. Despite various programs serving aspects of home health throughout Oregon, multiple unmet needs exist in the current system. Existing programs do their best to braid disparate and siloed resources to meet clients' needs, but face barriers due to restrictions and limitations attached to individual funding sources. The task force identified lack of flexibility in the use of healthy homes funding as a major barrier to advancing healthy homes protections to vulnerable people in Oregon.
- **Administrative cost caps.** Limitations on administrative costs are too restrictive to support effective programs.
- **Improved coordination and education.** Oregon needs a better way to share healthy home information and resources among organizations, businesses, and the public. The task force identified several reasons to bring together practitioners and clients to better leverage and access healthy homes resources. Ideas for coordinating resources included convening practitioners, providing a centralized source of information about how to access healthy-home related programs for the public, and funding opportunities available to individuals and organizations throughout Oregon. This is an issue requiring further examination among practitioners and consultation with community members.
- **Renter focus.** Renters require additional support and protection when receiving home improvement assistance. Renters face different and, in some ways, more challenging barriers to accessing healthy home assistance to maintain or improve their health than those faced by homeowners. There is often little or no economic incentive for landlords to make improvements to code-compliant properties, and when landlords agree to repairs or

improvements being made, a rent increase which may price out the original tenant is a concern.

- **Workforce development and training.**

Increasing the size, diversity, capacity and geographic availability of the healthy homes workforce is essential for healthy homes program efficacy, to leverage existing resources, and to ensure equity. Oregon currently lacks a robust skilled workforce familiar with both the technical elements of home repair and awareness of the resources they can tap to support health related home repair and improvement. Task force members reported workforce challenges impacting not only the building trades, but also the energy efficiency industry, human services, and physical/ behavioral health. There is a particular need to develop this capacity among BIPOC organizations and businesses. The task force also identified a needed new “healthy home assessor” profession, with individuals trained to carry out the comprehensive assessments which are needed to support health.



Recommendations to amend the Healthy Homes Grant Program statute

- **Remove “program delivery costs” from the statutory limitation on “administrative expenses and program delivery costs” which are currently capped for use by grant program recipients at 15%.**
- **Increase the allowable percentage of administrative expenses to be higher than 15%.**

ORS 431A.400 (5)(b) currently restricts OHA to allowing grantees a maximum of 15% of a grant for combined “administrative expenses and program delivery costs.” This limitation is inadequate to support effective program implementation. The task force recommends amending the statute to exclude program delivery costs from this limitation, and instead allow grantees to dedicate a portion of grant awards to program delivery costs, such as paying for program staff to carry out home inspection, resource identification, and system navigation, separate from administrative costs. Even after excluding program delivery from the limitation, an allowance of 15% for administrative costs may be too low for some organizations to consider applying for HHGP funding, particularly those that are smaller and in parts of the state with limited workforce and other resources.

Recommendations for other action by the legislature or Governor

- **Commit additional resources to workforce development and education to ensure availability of skilled workers across Oregon.**

Consider establishing a workforce development training program to increase the number of qualified technicians and tradespeople available to perform healthy homes work across the state. Separately, work towards developing a diverse pool of professionals who can complete a healthy homes assessment and direct clients to relevant services.

- **Identify and implement ways to improve coordination among healthy homes professionals, educate the healthy homes workforce about healthy housing resources and best practices, and increase the ability of the public to access healthy homes resources.**

Develop a centralized resource providing healthy-home related information and funding opportunities available to individuals and organizations throughout Oregon. This could exist as a website or hotline or could be coordinated with an existing entity which could be a cost-effective means of sharing this information with the widest possible audience. There is a particular need to educate social service providers in the areas of healthy home inspection standards, basic technical information on the elements of a healthy home, and about available resources that could leverage existing community connections and expertise.

Programmatic considerations for OHA's Healthy Homes Grant Program

The task force was additionally focused on developing a set of programmatic considerations for OHA. Given the operational experience of task force members, programmatic considerations tended towards program delivery issues. Program considerations with a significant degree of consensus among task force members are listed here, with additional detail in [Appendix D](#).

- Convene a working group of parties with an interest in healthy homes to address findings and provide ongoing feedback and support to HHGP.
- Minimize eligibility requirements such as income verification or documentation of status for applicants in need of assistance.

- Consider prioritizing projects for funding that have established partnerships with other organizations or have otherwise braided together multiple funding streams.
- Consider prioritizing grants for programs which serve individuals with multiple overlapping needs, such as disability and low income.
- Impose limits to rent increases on landlords through funding agreements to maintain the affordability of properties which have been improved using funds from the HHGP.
- Avoid creating overly restrictive requirements on how eligible entities may use HHGP funding.
- Create allowances in funding agreements for work to proceed with a single bid when obtaining multiple contractor bids is not feasible.
- Create a continuous quality improvement system which periodically evaluates program performance.
- Allow households some degree of control over how repairs are prioritized. Considerations should include both the order and scope of allowable interventions within HHGP, as well as the conditions under which a household can propose and complete the work for their own “DIY” repairs and improvements.
- Develop culturally relevant and linguistically appropriate informational materials and ongoing technical assistance to eligible entities throughout the state.
- Avoid onerous data collection requirements. To the extent possible, HHGP should align with data standards of existing state and federal housing related programs.
- Develop relationships with and coordination between HHGP and Coordinated Care Organizations (CCOs) in Oregon.
- Consider creating healthy home assessment protocols that address and align with the successful mitigation of known environmental risk factors known to cause health issues in the built environment.
- Consider establishing a set of guiding principles which describe the values by which OHA will administer the HHGP (e.g., equity, accountability, transparency, etc.).

7. Conclusion and acknowledgements

Task force members understand OHA's next steps will be to initiate the rulemaking process in spring 2023 to implement the program and many of us look forward to engaging in that process.

We wish to express our appreciation to OHA staff – Gabriela Goldfarb, Jordana Leeb, Brett Sherry, Matthew Ulsh – and facilitator Ben Duncan with Kearns and West for supporting an inclusive, transparent, equity-focused and highly productive task force process.

8. Accessibility

To receive a copy of this report, please email: healthyhomes@odhsoha.oregon.gov

This report will also be available at: <https://www.oregon.gov/oha/PH/HEALTHYENVIRONMENTS/HEALTHYNEIGHBORHOODS/Pages/Healthy-Homes-Grant-Program.aspx>

Document accessibility: For individuals with disabilities or individuals who speak a language other than English, OHA can provide information in alternate formats such as translations, large print, or braille. Contact the OHA Communications Unit at 1-971-673-2411, 711 TTY, or healthyhomes@odhsoha.oregon.gov

9. Appendices

Appendix A: Meeting 1 discussion points and group questions

Thursday, 10 AM – 12 PM September 8, 2022

Healthy Homes Task Force Meeting 1 Summary Notes

Discussion Points

- Acknowledgement of the many healthy homes “puzzle pieces” already present in Oregon.
- This work will be informed by OHA’s goal to eliminate health disparities by 2030 and is part of a wider effort to modernize Oregon’s public health system.
- Drafting of program rules will be via parallel processes where the task force shapes the program and agency staff create the structure and implement the program.
- Community engagement will continue past the end of task force meetings through a rules advisory committee (RAC) and most likely an advisory board.
- Legislatively required reports will include initial update in September or early October and more detailed report in December.
- Discussions around data will play a large part in defining success. Role of task force is to define metrics for success while working within framework of legislation.
- Program policy analyst will provide related information to the Task Force.
- Task Force will determine programmatic priorities by December to include in follow up report to legislature.
- Task Force will consider how best to give legislature confidence in soundness of approach.
- Noted that as the group considers data collection and reporting, it will be useful to consider measurements which are possible throughout program implementation.

- Suggestion was made that a formal task force charter could be useful in keeping work of group focused.
- Suggested that Task Force include education campaign(s) as part of program.
- Focus on contractors in rural areas.
- Focus on home maintenance for inhabitants.

Group Questions

- Can “leveraged resources” be considered to include community connections and professional expertise (vs. financial only)?
- Is definition of “renters” too narrow?
- How can we be inclusive to capture full spectrum of folks living in the state? Eg: Farmworkers.
- Should we be thinking about what data to collect in the future?
- Should we be more focused on the condition of available housing stock? Or more focused on health outcomes? Both?
- What is the available evidence base?
- Can program exclude requirement for multiple contractor bids? This can be difficult to achieve in rural areas.
- Can BIPOC contractors receive a higher repayment rate?
- Will it be within the scope of the program to aid community members/ organizations in applying for related grants? Or will this be deferred to community groups?
- How prescriptive will program rules be?
- How can we leave room for maximum flexibility to groups on the ground, rather than making mandates at the state level?
- How can we tap into programs which are already working in area of workforce development? This will be key to avoiding silos.
- Given that much of the work to be performed will utilize traditional building methods and materials, would it not serve outcomes to work with a group such as Habitat for Humanity to develop a best practices model for builders to use going forward?

Appendix B: Meeting 2 discussion points and group questions

Thursday, 10 AM – 12 PM September 15, 2022

Healthy Homes Task Force Meeting 2 Summary Notes

Discussion Points

- Group reviewed events of last meeting and floor was opened to members to reflect or share any thoughts or questions since last meeting.
- Chair nomination process and responsibilities.
- Facilitator will work with chair-elect to formalize processes as we move forward.
- Three people self-nominated for chair- thank you for your willingness to step up!
- Nominee introductions and motivation.
- Charity Fain: At Community Energy Project for 9 years, was chair of Multnomah County Healthy Homes committee, sees potential for impact to all our work now that there is funding available from the state, this group is particularly exciting to be part of.
- James Metoyer: Has worn many hats in the industry, from homeowner to contractor, has trained and assisted others in doing this type of work. Wants to help bridge the gap between Healthy Homes and the energy efficiency sector, wants to break down silos and create better outcomes for the community.
- Mark Wyman: Has facilitated another group doing similar work with Energy Trust, has track record of designing programs from grassroots up, staying on point with legislative intent and remaining focused on needs of communities being served.
- There were no follow up questions from the group and Charity Fain voted as Chair.
- Brief review of notes summary from meeting one. Introduced and approved without objection.
- Notes will be updated to include attendee names in notes and on website.

- Presented legislative report format in advance of individual review.
- Reviewed future meeting schedule and discussed potential conflicts.
- The 4th meeting will be rescheduled.

Round Table Whiteboard

What's working in the field of healthy homes?

- Energy assistance and weatherization assistance programs through CAPECO (Community Action Program for Central Oregon).
- Good name recognition
- Various services, multiple programs, multiple locations (offices in Hermiston and Pendleton)
- Easy to access, easy to set up an appointment, and responsive staff.
- Has seen a shift in policy and program design/ operations to center environmental justice in the conversation.
- This shift brings in health in a new way and improves impact to frontline communities.
- Organizations funded by Portland Clean Energy Fund are rooted in community and have fewer barriers. Community rights groups have really pushed to make changes.
- California Public Utility Commission has adjusted their cost effectiveness models to include health, comfort, and safety benefits for income-based eligibility.
 - » Worth investigating in Oregon.
 - » Responsiveness is key to understanding community need.
- HB2896- Manufactured home replacement program.
- Replaced older models of manufactured homes with newer models as an alternative to costly (and less efficient) repairs.
- Creative thinking, pooled resources, and collaboration met the intent of funding.
- HB2896- Set up large state program where funding could be used for down payment on a home purchase.

- Work between Energy Trust, CAPECO, and other weatherization programs allowed for leveraged resources with a focus on cost effectiveness.
- Noted significant issue for Oregon is high number of manufactured homes in the state, with many built before HUD standards were in place, and many occupied by low-income inhabitants.
- Funding can be used for repairs impacting health, is robust and works well, and currently engaged.
- Has taken a long time to get to this point.
- CAPECO- state level weatherization assistance program combined four existing programs based on fuel type/ service category for 17 community organizations to serve communities via a “one-stop shop”.
- Noted importance of focusing on cost effectiveness and in leaving things better than they were before an intervention.
- Habitat for Humanity repairs are funded by community and organization has not typically had access to weatherization programs.
- Community funding means there is flexibility in the type of work which can be done.
 - » Habitat for Humanity works with/ on stick-built homes and manufactured homes.
- Nimbleness and speed have been critical to success, as have relationships with builders in the community.
- Noted that even relatively minor repairs can be life changing.
- Multnomah County Developmental Disability program is strengthened by the flexibility of program staff who can identify needs and match with resources.
 - o Having a central point person here has been very helpful and highlights the need for and benefit of coordination and leveraged resources.
- Appreciate the willingness to have conversations about silos. Recent heightened awareness of this topic has improved communication channels.
- Noted the need for agencies to collaborate and highlighted impact of recent DEQ work concerning septic systems and impact on livability.
- Intellectual and Developmental Disabilities (IDD) Program funding is heavily driven by Medicaid which comes with specific requirements. Focus here is on home modifications for IDD communities.

- Spoke to the benefit of a forum where resources can be shared between groups.
- Noted that partners “on the ground” are often the best resource for information on resources available in the community.
- Power to the People Portland. African American clients appreciate a community specific approach to mitigating issues related to climate change (such as recent wildfire smoke in Portland). These real-world experiences can make issues “click” for many.
- African American community members living in older homes is a concern. Repair efforts must be holistic. Single issue repairs are a concern for the community.
- Noted the need to take a holistic approach to home improvements and highlighted the concept of a hierarchy of housing needs (linked below) and the importance of tackling “bottom rung” issues first.
- Build Shift Collective is working to help renters make their homes more energy efficient, healthy, and resilient within the limitations of the renter-landlord relationship.
- Highlighted the construction labor shortage and the need for a well-trained workforce.
- Funding to address deferred maintenance is important when making energy efficiency improvements.
- Farmworker efforts have more that is not working than working well.
- Population can often seem and feel invisible.
- Pandemic developments have highlighted the critical role farmworkers play in the economy.
 - » Recent positive developments include legislation addressing issues in farmworker housing.
- Legal Aid Services of Oregon has been a model of success for farmworkers to receive representation and advocacy.
- Medicaid is organized with Coordinated Care Organizations (CCOs) in Oregon, which has allowed for engagement with low-income Oregonians who are eligible for the Oregon Health Plan (OHP).

- Health related service funding can be used for healthy homes work.
 - » Preventative measures can bring large cost savings at the system level.
- Recent efforts to respond to climate change include the distribution of air conditioners and air filtration units to OHP recipients.
- “What I saw working was also the centering of racial equity in program design resulting in inclusive communication and messaging to low income, BIPOC and vulnerable populations, better community engagement with BIPOC, low income and vulnerable populations, and partnership with Community Based Organizations (CBOs) to help execute programs like the weatherization program. Partnering with trusted orgs helped increased home improvements for BIPOC community members.”
- CAPECO is investigating more efficient heating systems such as ductless heat pumps and focusing on weatherization.
- Other successful efforts include mold and asbestos abatement, blown insulation, and sealing homes.
- Highlighted coordination with Oregon Food Bank and need for higher quality food in the home. Food banking efforts should be locally responsive.
- Homes may be facing multiple issues simultaneously (energy/ health/ food and nutrition)

Appendix C: Meeting 3 discussion points and group questions

Thursday, October 13, 2022 2 PM – 4 PM

Healthy Homes Task Force Meeting 3 Summary Notes

Discussion Points

- Presented on thematic analysis of program success characteristics. No questions.
- Data slide: Group review of survey snapshot. Questions (Q) from the group:
 - » Q- Have we heard from all state agencies?
 - » Q- What does “other” mean, should we include Sewer repairs?
 - » Q- Should we be entering data for other programs we are aware of, but don’t own?
 - » Comment- Some of these services may be easy to access with a bit of training.
 - » Q- Is asbestos abatement included in analysis?
 - » Q- How should budget be reflected in data?
 - » Comment- Not surprised by scope/ breakdown of availability of services (scale aside).
 - › Noted that wildfire response is a brand-new program and would have fewer opportunities for consumer. Noted that radon abatement can be very expensive.

Round Table Whiteboard

Discussion of Barriers

Issue/ Barrier of Concern	Population Most Affected	Notes/ Thoughts/ Suggestions
Re: septic system replacement- current programs either funded by American Rescue Plan Act (ARPA) which are time-restricted, or low interest loans for system replacement which are funded by one-time funding.		Must be mindful of what is in existence (program-wise), and how long will it be available.
Manufactured home parks- Owner in position to make infrastructure repairs: How to facilitate repairs with out-of-state or corporate park owners?		What unintended impact would grant-funded repairs have?

Issue/ Barrier of Concern	Population Most Affected	Notes/ Thoughts/ Suggestions
So much need, programs are not advertised. Word of mouth required to spread info on program.		Lack of bandwidth results in minimized outreach... what outcome does this have on equity?
Nimble programs with localized response can make federal reporting difficult (interventions may not be standardized).		
Environmental reviews required for federal funding can be a big lift.		
"Aging in place" candidates are often white, due to inequitable history of homeownership.		
Renter challenges- Who benefits and for how long when rental properties are repaired?		Any commitment required from property owners in this situation?
Renters of modest means may be afraid of retribution for asking for home repairs.		History of no-cause evictions in Oregon still present.
"Naturally occurring low income" homes are usually mobile homes.		
Consider policy-level challenges vs. on the ground challenges.		
Cost-effectiveness metrics need to be evaluated more closely.		
Eligibility requirements could be reconsidered.		
Inflexibility with applications or income verification can prevent qualified recipients from receiving services.	Based on definition of income. Seasonal workers impacted differently. Undocumented workers have different barriers to demonstrating income. Seniors with fixed income.	Much debate on appropriate definition of income eligibility limits. Self-verification of income? Must people prove their income level? Cumbersome application process drives people away. How people earn a living doesn't always fit the mold.
Basic education on available measures could be more robust.		
Noted energy efficient measures usually require accompanied interventions (weatherization, roofing, etc.).		
Funder barriers to braided resources make standardization of programs difficult.		Prevents effective implementation of programs.
Contractor base that is willing and able to do this type of work is thin and ageing out of the workforce.		
Renter questions: How to prevent rent increases on recently repaired properties?		

Issue/ Barrier of Concern	Population Most Affected	Notes/ Thoughts/ Suggestions
Limits on fuel-switching pose a barrier.		
Can program tailor offerings to self-expressed needs of client? Can these offerings be paired with evidence-based need for repairs?		Can be a mismatch between resident requested repairs and evaluation/ data-indicated repairs.
Is there a way to support clients who want to perform some of the work themselves?		
Accompanying finance hazards/ opportunities considered?		Ex: is program flexible enough to fund partial repairs? How are repairs prioritized? What options does this leave customers and what are their other options? Can result in risky debt, or other needs compromised (education, health). Program could come with other financing options (more carrot than stick).
Programs requiring initial audit in certain areas of state can have a lack of qualified assessors.	Rural residents	
Holistic outreach approach needed.		
Data-incompatibility between agencies/ programs.		GIS or other technical standards/ capacity between agencies can be an impediment. Consider common platform.
Balance between owner/ renter responsibility.	Renters	Impact of repairs on rent? Can be reluctance on part of landlords to make costly repairs.
Cost of material goods has been recently rising with many downstream impacts.		
Knowledgeable contractors can be difficult to find for smaller projects.		
Elderly or disabled residents can have limited physical ability to perform ongoing home maintenance.	Elderly/ disabled	
Criminal histories can prevent engagement with US Department of Housing and Urban Development (HUD), which may drive people to less-well maintained properties.		
Folks being forced to move into RVs due to cost considerations... how to consider this situation?		
Contractor availability- specifically with those willing to work within Medicaid constraints.		

Issue/ Barrier of Concern	Population Most Affected	Notes/ Thoughts/ Suggestions
Siloed funding streams- accessibility vs habitability: Contractors can be reluctant to “go first” when multiple repairs with multiple funding streams in play.		
System fatigue by residents can overwhelm or retraumatize residents who need repairs.	Individuals engaged with multiple systems or agencies.	
Lack of contractors who are able to perform weatherization work.		Financing not always met with opportunity (ie: not enough contractors).
Triaging safety improvement repair needs can be difficult due to lack of standardization and “different languages” spoken between groups.		Can this be resolved through a standard Healthy Homes assessment?
Code Enforcement: reluctant owners can be difficult to persuade to make improvements... what is the code enforcement mechanism?		
Data standardization		
Flush with funding, though inflation and employment landscape can cause delays. Supply chain issues can be out of control.		
Braiding funding challenges		
Economic Justice- where is the money for improvements going?	Black, Indigenous, and People of Color (BIPOC) communities	Also presents an opportunity for an emerging workforce. Does workforce reflect the community being served?
Climate change presents increased risk to economically vulnerable		
Deferred maintenance can compound issues.		Multiple resources may be required to address these situations.
Common/ standard application not currently available. Can residents be onboarded at one time to access multiple resources?		Would present huge benefit to applicants. Administrative burden is significant. Some community groups can serve as a hub “single trusted resource”, which weighs heavily in cultural considerations.
Much variability associated with deferred maintenance.		One size fits all approach can open a can of worms. Irresponsible to turn away from other repair issues which may have come to surface. Risks exceeding project budget. Can leave residents on worse off position.

Issue/ Barrier of Concern	Population Most Affected	Notes/ Thoughts/ Suggestions
Heat/ Air Quality/ Structural Safety/ Mold/ Infestations- all issues farmworkers are especially subject to.		
Difficulty in proving income for seasonal workers.	Seasonal/ farmworkers	Employers may not always provide paystubs.
Power imbalance between landlords and tenants.		
Fear of being considered a “public charge” and how immigration status. could be impacted- can limit willingness to access services.	Households of varying immigration status.	
Knowledge of available services not always presented via language-specific or culturally appropriate outreach.	Indigenous language speakers may be at disadvantage even with translated materials (eg: Spanish docs).	
Education: contractor education on standards and connection to health outcomes.		
Weatherization workers coming into space need training on connection.		Connect workers on a purpose level
More defined career pathways need to be created for early-career contractors.	Early career contractors	
Training on assessment skills- is there open communication between homeowner and contractor? Critical area for progress.		
Are individuals being trained to assist and work in their own communities?		
Contractors not aware of pre-apprenticeship training programs.		Better awareness could get contractors the help they need and create a bridge between contractors and early-career individuals.
Lack of interdisciplinary forum for sharing barriers.		1 st time in 9 years such a discussion has been participated in.
What resources and solutions are we (Task Force) not sharing with each other?		
Scarcity mindset can be counterproductive, though this is shifting.		Opportunities for groups to come together, collaborate, create community, and change scarcity mindset. Collective knowledge is there... how to turn into collective problem solving?

Issue/ Barrier of Concern	Population Most Affected	Notes/ Thoughts/ Suggestions
Limited admin/ program delivery resources in Healthy Homes bill.		Could impact ability to create shared tools such as common application.
<p>(From chat) I'd like to highlight that--to my understanding--this program doesn't include capacity building. When several of us initially advocated for Healthy Homes, we tried to build in program delivery fees to help ensure increased internal capacity for organizations delivering these repairs. That program design element didn't make it into the bill as passed, as I understand it. That lack of capacity building funding worries me when I hear about the understandable desire to standardize assessments and services.</p> <p>Thank you for making this super important point, Isaiah, regarding the opportunity to expand the needed workforce for relatively high wage and much needed construction & trade jobs!</p>		

Appendix D: Meeting 4 discussion points and group questions

Tuesday, November 1, 2022 1 PM – 3 PM

Healthy Homes Task Force Meeting 4 Summary Notes

Discussion Points

- Recap of accomplishments so far, and where the TF is headed next.
- This work will form “baseline” for staff to use when drafting rules.
- Question about mandate of TF as outlined by legislation: How best to toggle between fixes to system of built environment improvements vs. what THIS program can go?
 - » Response from OHA: Understanding systemic constraints is important to inform program development.
 - » Rulemaking will allow us to dive deep in how the HHGP is stood up.
 - » Feedback to staff and legislature will both be helpful.
 - » Legislative fixes (1) and programmatic issues (2) will be what Facilitator focuses this group on.
- Can TF have a summary of engrossed bill or high-level detail?
 - » Noted that requirements from the bill are embedded in the slides.
- Important for us to address high-level concerns (climate change, etc.) whenever possible.
 - » Need to keep the context in our work.
 - » Noted that contextual factors will be included in the full report to legislature.
- Noted that the way in which structural repairs are disallowed by certain federal funders is important, and we need to explicitly call out this gap.
- Environmental survey: Rural areas of the state are at risk of losing homes faster than we are building or repairing them (and cannot be brought back).
 - › Overall health of housing stock needs to be considered.
- Group can consider federal funding barriers as a challenge (for solutions conversation).

- Issue for group to consider: How can funds be prioritized between homes in a state of disrepair at risk of being lost with other funded repair issues?
- These conversations are a great way for TF to bring information forward to be considered.
- Housing preservation can be called out as a specific category of barriers.
 - » “Strategic gaps”
 - » Will include in report any additional themes which emerge from list(s) of barriers and solutions.
- Funding gaps are generally meant to be captured as a barrier in the “funding” category but can and should be called out at a higher level of specificity to the extent it is useful in identifying solutions.
- Agree to proceed with imperfect framework (of barriers) to move forward with solutions discussion.
- Solutions template will be shared with group between now and next meeting to capture additional input from TF.
- Request for Agency staff- go back out to colleagues to find out from other parts of agency where intersections exist between current work of different groups.

Round Table Whiteboard

Potential Solutions that either fall under HHGP or Legislative action.

Issue/ Barrier of Concern	Potential Solution (HHGP or Legislative)	Notes/ Thoughts/ Suggestions
Ex: Capacity for HH programs to meet need in community.	Leg- invest dollars into pipeline/ training programs	
Ex: Income verification process can be complex and not aligned.	Prgm- Program should be flexible re: income caps, verification, etc.	
“Renters” as a population can be quite varied- single family, multi family. Numerous housing types will require multiple solutions.	Program must be flexible to allow response to diversity of need. Ex: units owned by non-profits, vs. mom-and-pop landlords.	Ownership of unit may come into play. Complex rental market requires flexible solutions including educational services. Consider what landlord will allow, in terms of repairs.
Partial repairs can require braided funding to meet need.	Prgm- Consider primary or secondary funding for a project? Is intervention part of a holistic approach? Is full scope of work understood, and how do these different issues come together?	Ex: Heavy funding available for lead abatement, but less money for restoration... how can program fill such a gap?

Issue/ Barrier of Concern	Potential Solution (HHGP or Legislative)	Notes/ Thoughts/ Suggestions
No single-entry point for homeowners or renters needing assistance.	Create a single point of access for healthy homes related assistance.	Clients often left to own devices for identifying assistance.
(See above)	State employed staff to perform coordination and braiding of funding.	Would keep complicated bureaucracy behind the scenes.
Ownership of rental properties can have large influence on options for intervention (willingness or not to agree to modification).	Education, access to funding for homeowners to make the modifications.	
Workforce development (lack of trained/certified contractors).	Need to expand work on this issue beyond Portland metro area (see home energy score contractor pool), take stock of percentage of homes in more rural areas and make assessments tied to condition of stock.	Could include incentives for contractors
Proving income for seasonal workers (documentation).	More flexible documentation requirements would create a larger pool of possible recipients.	Community education and outreach in appropriate languages would greatly assist agricultural workers.
Cost effectiveness not capturing full suite of benefits that energy efficiency and weatherization work can bring.	Exemptions or mandated inclusion of non-energy benefits (re: cost effectiveness).	
Various agencies all using different data systems with different formats.	Create standardized data format or data sharing agreement to expand capacity to share information across agencies.	
Weatherization Assistance Program in Oregon- \$15mil last year on incidental health and safety repairs which were energy related... per unit allowance limited by program.		\$15mil could be narrowly tailored to address existing gaps. One-stop shop would require much consolidation of requirements and regulations.
Funding limitations (see above).	100% grant (vs. loan) is effective solution to issue of braiding restrictions AND incentivizing owners to consent to repairs. Rent restrictions placed on recipient unit to maintain affordable stock.	Availability of credits and rebates limited by restrictions on existing federal funds.
Owner reluctance.	Match or grant by program to incentivize owners.	Implement the wins discovered by other programs over the years.

Issue/ Barrier of Concern	Potential Solution (HHGP or Legislative)	Notes/ Thoughts/ Suggestions
Knowledge of extent of required repairs is needed to navigate funding options.		Local community colleges often interested in working with community on various projects- could be vehicle for contractor education and/ or general maintenance education.
Education gap	Local community colleges often interested in working with community on various projects- could be vehicle for contractor education and/ or general maintenance education.	
Immigrant population intersection with “public charge” classification- can create confusion/ hesitation about whether client should opt into services.	Clarify that HHGP funding is state and not subject to public charge rules.	Speaks to need to work with culturally responsive organizations. Concern has negatively impacted service in areas of food stamps, weatherization out of fear of impact to avenues to citizenship/ residency.
How can we create opportunities to evaluate program performance?	Create recurring touchpoints to continuously improve program and revisit systemic issues.	Agencies may be limited in terms of available support for this. Could be a legislative request?
Contractor education/ availability in rural areas of state can inhibit repairs with time restrictions on funding.	Balancing act between education and timeliness.	
People priced out of own rental unit.	Limits to allowable rent increase for owners with units which have been improved by HHGP.	
Units with deferred maintenance becoming uninhabitable.	Prioritizing structural repairs to extend the life of the residence.	
Some areas of the state do not have a sufficient number of qualified contractors to provide multiple bids.	Consider not requiring multiple bids.	
Cost containment requirements pose barriers to completing work.	Consider not emphasizing cost containment when funding repairs.	
Limited administrative support.	Hub and spoke model works well to limit administrative costs for groups without sufficient administrative staff.	
Need for relocation assistance while home repairs are being performed.		Where do people feel safe going?

Issue/ Barrier of Concern	Potential Solution (HHGP or Legislative)	Notes/ Thoughts/ Suggestions
15% cap on admin limits person to person interaction required to solve many of the issues faced in this space.	Leg fix: Raise the administrative cap	Bill restricts OHA from using other funding sources to support this program (additive impact from collaboration between programs.)
HB 2842, Section 1 (8) restricts OHA from using other funding sources to support this program?		
Funding silos and related limits to use of funds for outreach and program delivery.	Clear allowance to use outreach and delivery funds from existing resources (such as weatherization programs).	
Hazard in being overly prescriptive in terms of interventions.	People need to have agency to prioritize own assistance. Households allowed to propose treatments.	"Self-assessed household priorities" - where they want to go.
Resident agency in deciding/ prioritizing repairs.	Households need pathway to self-install some items/ repairs.	
Landlord consent for repairs.	Identify allowable interventions which do not require landlord signoff.	
	Trends among solutions: Flexibility, role of education at multiple levels/ touchpoints, just pay for it! (Remove barriers for funding- 100% grants)	Summary from RT conversation
Reluctant homeowners.	Landlord chip-in (10%) to get buy-in on repairs.	
Administrative limitations/ burden.	DIY approach to identifying which programs folks are eligible for.	Consider program fix: Web-portal of available programs in given geographic area. Could be given to landlord as communication tool on issues of health and safety and demonstrates funding options.
Lack of contractors with connection to communities of concern.	Prioritize diverse contractors.	Who is being invited to join this growing workforce?

Appendix E: Meeting 5 discussion points and group questions

Thursday, November 17, 2022 10 AM – 12 PM

Healthy Homes Task Force Meeting 5 Summary Notes

Discussion Points

- Two questions from the group:
 - » How were solutions considered, when impacting across multiple populations?
 - › A: Populations were noted when solutions mentioned them explicitly or if clearly indicated. Otherwise, were considered to impact broadly.
 - » How will the recommendations in the report be positioned?
 - › OHA: Intended audience for recommendations includes legislature, governor, and program staff. Looking for things which are actionable.
- OHA Clarification: Health impacts will not be required to be reported by grantees. This is the mandate of OHA and will be developed over time and in conjunction with other agencies, moving forward.
- Question: Are there opportunities to create connections between Healthy Homes standards?

Round Table Whiteboard

Program/ Agency	What your program currently collects?	What is not being collected that should be (gaps)?	Notes/ Thoughts/ Suggestions
Habitat for Humanity	<p>Currently using HUD mandated demographic information which has inherent limits.</p> <p>Also captures:</p> <ul style="list-style-type: none"> - Single parent - Veteran - Mental or physical disability - Age (ageing in place) - Income - Owner or renter - Stick built or manufactured 		<p>Opportunity and cost with coming back to program beneficiaries over time.</p> <p>Gift cards can assist with “opt in”</p> <p>Can’t really mandate that someone fill out a post service questionnaire</p> <p>Certified Ageing in Place Specialist training was selected by HfH for staff. This provides a uniform standard.</p>
Department of Land Conservation and Development	<p>Housing capacity analysis (understanding land availability for homes).</p> <p>Housing production strategy (policies tools and strategies for local governments).</p>	Not collecting data currently but does review data on the two above documents from local governments.	<p>“Equity indicators” (homeownership by BIPOC individuals).</p> <p>Possibility of having ONA methodology to support local governments across the state could be an option if approved by legislature (will also be a rulemaking decision to define what the equity indicators are).</p> <p>Would ultimately be public via “ONA Dashboard”</p>

Program/ Agency	What your program currently collects?	What is not being collected that should be (gaps)?	Notes/ Thoughts/ Suggestions
Oregon Health Authority-Medicaid Programs	Lots of detailed information about conditions OHA is paying for.	REAL-D: Efforts underway to improve quality of REAL-D data.	<p>Would need to be able to match data against something to confirm we are talking about same people (Medicaid ID number ideal, can also use name and DOB).</p> <p>Specific to individuals on OHP.</p> <p>Noted challenges and sensitivity with collecting personal information on people who may not want their information collected, though this can be very helpful in program delivery.</p>
Eastern Oregon Support Services Brokerage	<p>Most recipients on OHP. Basic demographic data collected, plus:</p> <ul style="list-style-type: none"> - Employment - Finances - Health - Housing details 	Nothing collected specific to energy.	<p>Specifically for people with intellectual or developmental disabilities.</p> <p>Staff create whole picture of client and then works to match services.</p> <p>Race and ethnicity data not specifically collected.</p>
Legal Aid Services of Oregon/ Farmworker Program	<p>Considerable amount of demographic data on clients and applicants.</p> <p>Unique demographic collected includes multiple racial identities, languages spoken, second language spoken, interpreter requirements.</p>		<p>Some required by federal funding received.</p> <p>Immigration status information collected, though can have chilling effect on communities served.</p>
Community Pathways	<p>In home visit annually by case manager (narrative data).</p> <p>OHP notifications of hospitalizations on clients receiving services.</p> <p>Racial data collected at disability application point.</p> <p>Financial data is self-reported, unless otherwise contacted by Social Security or other 3rd party.</p>		<p>Second comment above re: value of whole life assessment to guide services.</p> <p>Noted that self-reported data can be spotty.</p>

Program/ Agency	What your program currently collects?	What is not being collected that should be (gaps)?	Notes/ Thoughts/ Suggestions
Community Action Program of East Central Oregon	<p>Much self-reported data with some verification of bills/ W2s, plus:</p> <ul style="list-style-type: none"> - Poverty level - Age - Ethnicity - Cost effectiveness of interventions- as generated by tool used - Pre/ post audit of all jobs completed (visual inspection- was work performed completely and properly, and do clients know how to use new equipment?) - Disability status (physical and mental) - Veteran status - Type of home (ie: Renter/ owner/ lease to own) 		<p>Groups prioritized by disability, age.</p> <p>(OHCS contributed here): Efficiency tool used is specific to Weatherization programs through OHCS (“savings to investment ratio” driven by US Department of Energy... “REM-Rate” chosen by Oregon).</p> <p>Health and safety improvements made can be down outside of this tool, up to 15% of project.</p>

Program/ Agency	What your program currently collects?	What is not being collected that should be (gaps)?	Notes/ Thoughts/ Suggestions
Energy Trust of Oregon	<p>Name/ address/ building type/ relationship to property.</p> <p>Project specific- treatment type (ex: cost of project, type of windows [as example])</p> <p>Self-reported income information</p> <p>Home energy audits/ surveys</p> <p>3rd party data sets (county property tax records, utility records) are appended to CRM records- allows for analysis of communities.</p>	<p>Forward looking- more energy assessments planned with federal programs coming down the line.</p> <p>Important to collect info related to “known environmental risk factors”, in addition to collecting specific info that determines energy savings potential, integrating assessment of risk factors such as mold risk.</p> <p>Inventory of risk factors would be helpful.</p> <p>Open field for self-expressed priorities of customer has been good approach (can capture what program designers may be blind to).</p>	<p>Tricky to answer- depends on program.</p> <p>Data collected through transactions, but also before and after. Little collected that is uniform across programs</p> <p>Evaluations are conducted on specific programs which can go deeper.</p> <p>Disaggregating data: as 501c3 has avoided much data sharing requirements and has strong responsibility to privacy of participants.</p> <p>Some data sharing agreements in place with: Public Utility Commission, state energy office, OHCS. Each entity uses different identifiers to track clients.ETO has used this OHCS identifier to create connections in data sets.</p> <p>U-value is example of performance rating of heat loss/ gain rate of glazing material (in case of windows).</p>
Inner City Collaborative	<p>Moisture issues in a home (standing water, mold, water penetration).</p> <p>Deferred maintenance in home?</p> <p>Fuel type in home?</p> <p>Gas or carbon dioxide leaking?</p> <p>Resident activities, by season (eg: install extra heater or A/C)</p> <p>“Home Energy Score”</p> <p>Health and safety issues in home (may or may not relate to energy).</p>		Energy specific focus

Program/ Agency	What your program currently collects?	What is not being collected that should be (gaps)?	Notes/ Thoughts/ Suggestions
Inner City Collaborative	Moisture issues in a home (standing water, mold, water penetration). Deferred maintenance in home? Fuel type in home? Gas or carbon dioxide leaking? Resident activities, by season (eg: install extra heater or A/C) “Home Energy Score” Health and safety issues in home (may or may not relate to energy).		Energy specific focus
Oregon Housing and Community Services	Robust online database used (not REAL-D compliant) which collects <ul style="list-style-type: none"> - Gender - Age of all residents - Education level - Disabling condition - Access to health insurance? - Type (single parent?) - Household size - Owner/ renter - Level of household income (means tested programs) - Race - Ethnicity - Military status - Veteran status - Source of income (employment, benefits, etc.) - TANF/ SNAP/ other non- cash income Weatherization program captures project info: Total cost of project, health and safety measures implemented, funding sources used, non- energy repairs made.		Energy assistance and weatherization programs Health and safety plan also drafted. OHCS database built to accommodate multiple federal programs, but MOSTLY aligned with CDBG programs.

Program/ Agency	What your program currently collects?	What is not being collected that should be (gaps)?	Notes/ Thoughts/ Suggestions
Oregon Office of Developmental Disabilities Services	<p>American Rescue Plan Act funding used.</p> <p>Could grab info for a report based on household, though not much readily available.</p> <p>Could gather more via survey.</p> <p>Some race/ ethnicity collected.</p>		<p>Challenge faced- no case management system that can collect cumulative data in easy-to-access manner.</p> <p>Field level staff will have most info on housing, though tends to be more person by person.</p> <p>Case management system being built but remains several years out.</p> <p>Key metrics usually collected by organization after they have been identified.</p>
Eastern Oregon Support Services Brokerage	Seconded above note about ability to follow-up for information which is available.		
Oregon Department of Energy	Home Energy Scores- roll up into Green Building Registry		<p>35,000 homes in Green Building Registry, which is mostly home-specific (fuel type, energy use, etc.) though limited to Portland, Milwaukee, Hillsboro.</p> <p>Frequent user of the tool "Energy User Administration-state level look".</p> <p>Seeks input from DCBS building codes team, which also has much potentially relevant data.</p>

Program/ Agency	What your program currently collects?	What is not being collected that should be (gaps)?	Notes/ Thoughts/ Suggestions
Department of Environmental Quality	Much lab-level data, though focused on environment at large. Groundwater program data collected on voluntary testing basis. Ex: Surface area water quality.	Less program-level data, as what is on- hand could be at region- level (ex: 2.5 airshed level measurements).	Data rich and data poor at same time. High level data somewhat removed from individual households, but informative on broader level. Works with OHA on drinking water quality. Reporting of environmental data to OHA may be spotty... Noted 2022- HB4077: DEQ/ OHA will develop EJ mapping tool to identify EJ communities and inform policy decisions (this may be several years out) Noted septic permitting catches info at point of construction, but not comprehensive.
Oregon Health Authority- Environmental Health	Added on that EPH has much data (Environmental Public Health tracking system)		Spoke to EJ mapping tool as well- Population Research Center at PSU involved, as well as state data experts and hosted by OSU.
Community Action Program of East Central Oregon		Called out need for capture of data on water source, upkeep cost, region of state.	Spoke to different needs of regions in state... do we want to prioritize by geography?

Appendix F: Meeting 6 discussion points and group questions

Tuesday, November 29, 2022 1 PM – 3 PM

Healthy Homes Task Force Meeting 6 Summary Notes

Discussion Points & Roundtable Discussion on Prioritization

- Program Priorities: What has been heard. OHA shared back with group.
- OHA noted distinction between workforce development (as an educational need) vs. education for homeowners and renters.
- Unmet Program Needs (noted this title not exactly accurate): What has been heard. OHA shared back with group.
 - » Addition from chat: Consider adding preventative actions and deferred maintenance to list.
 - » Verbiage consideration re: “Limits on administrative costs”.
 - › The limitation is the current cap, which the TF may like to propose being raised (consider something like “adequate administrative costs covered”)
 - » Clarity requested on the definition of “specialized” (regarding populations).
 - › “What is the outcome we are going for here and where is the disparity?”
- “Farmworkers” as a population is defined elsewhere in legislation and could be clarified here as well. It was noted that there may be other programs stood up that support this population in future.
- Out of scope for this work: Context the home is sitting in (e.g.: neighborhood safety, heat islands, tree-canopy replanting, etc.)? It was noted later that some of these were added in SB 1536 to HHGP.
 - » Can acknowledge the other factors which make for a healthy home but may be outside the boundaries of HHGP.
 - » Advise on scope of employer provided housing for HHGP.
 - » “What are the sideboards of our program?”
 - » Report can include any dissenting voices along with areas of agreement.

- » Task Force can also flag areas that OHA should address elsewhere while highlighting key elements for inclusion in report/ program.
- Focus Options: What’s missing from the information shared in presentation?
 - » Need- based assistance (e.g.: disability status)
 - » “Who fits in the most circles of a Venn diagram and where are the overlapping areas?” (e.g.: developmental disability + socio-economic)
 - » Ability to serve multiple building types (e.g.: multi-family and single-family)
 - » Caution to consider how criteria could create an uneven experience for users if they meet one but not all elements of prioritization.
 - › Want to avoid situation where some could have a need but still never make it to “the front of the line” for receiving services.
 - » How should the program consider organizations vs. individuals, when reviewing RFPs/ applications/ prioritization, etc.?
 - » What is the scale of the proposed impact?
 - › E.g.: Local or statewide? There are pros and cons to defining scale.
 - » Partnerships could be expected of applicants to work with local entities.
 - › “What have you pulled together in your partnerships?” and “How might this impact the program?”
 - » Want to avoid state program staff creating unnecessary limits to what can be proposed (example given of required partnerships, which may not always be necessary).
 - » Flexibility should be key, with ideas coming from the groups which are applying and their represented communities.
 - » Consider those with existing health issues to be addressed (keep focus of conversation on health).
 - » Consider number of residents living in home when measuring impact.
 - » Prioritizing projects that fall through the cracks of other funding is an important consideration, such as dry rot.
 - » Ability to provide a range of services when addressing known environmental risk factors in the home.
 - » Avoid being too prescriptive and allow ideas to come from the community, but also consider providers which can meet various needs of a client.
- OHA noted that states may expect to receive federal funding in the coming years for energy efficiency, electrification, and other related issues which could tie into this program.

- » Rep. Marsh interested in idea of system navigators to assist in the delivery of resources to recipients.
- » May also consider size and level of development of applicant organizations to ensure a wide range of service providers being funded across the state.
- Consider how OHA might purchase or “buy down” existing program costs of current measures to increase cost effectiveness score of projects working within such a framework.
 - » Would be a way of filling gaps that other funding sources don’t currently prioritize.
- Ask for clarification on idea of system navigators. “Client never knows who is funding what.”
 - » State agent model vs organizational navigator behind the scenes.
 - » Could be both scenarios. Back-end support (administrative) of client to braid funds to meet a need. Also, front end builds trust with communities.
 - » Third dimension is project management of work itself to coordinate between vendors and client.
- Oregon Housing and Community Services (OHCS) and Community Action Agencies (CAAs) have already identified many priority groups, primarily based on existing risk factors.
 - » OHA encouraged to reach out to OHCS for more information about this prioritization process
- Navigator program currently being considered by one organization: Call center with staff armed with searchable matrix of program summaries which can assist in pointing people to appropriate resources as a starting point.
 - » Could be less expensive than project manager as navigator.
- Health impact is important as prioritization factor.
- Consider: Human resource element and business system element.
 - » Need for navigation resources is single biggest reason why current administrative cap is problematic.
 - » Noted the need to plan according to what resources are in-hand vs. funding which is anticipated.
- Ability for rules to remain flexible around prioritization is critical and will allow agencies to address factors as the environment changes.

- Think about how competitive this grant may be. Should consider a scoring model which weighs scores of grant applications across entire portfolio of services in a balanced way.
- For navigators to consider: How can agencies track where these different programs are across agencies.
 - » “Does the right hand know what the left hand is doing?”
- To the extent possible, we should be mindful when navigating with ourselves to avoid excluding opportunities unnecessarily.
- Communication is key. Consider ongoing conversation with set of key players to keep all agencies with interest informed.
 - » Noted difficulties in creating HH program and seconded idea of using a scoring sheet to highlight communities still not seeing improvements in key indicators (i.e.: “How do we score and weigh various application aspects?”).
- OHA confirmed administrative cap in HB 2842 is 15% and noted SB 1536 specifically adds heat related improvements including green roofs/ cool roofs/ tree cover/ etc.
- What does the 15% administrative cap include?
 - » Program direct staff are not typically included in administrative costs. Can we get clarity here re: legislative intent?
- OHCS take on administrative costs from experience with efficiency and weatherization programs: 5% admin cap is norm for OHCS, with 10% allowed for Community Action Agencies as passthrough.
 - » The average need is anywhere from 17%-18% across state to cover cost of program delivery (true need may be closer to 25%).
 - » How is the current 15% limit measured? Across all HHGP or by grantee?
- OHA clarified that 15% limit applies both to administrative costs and program delivery cost.

Appendix G: Meeting 7 discussion points and group questions

Thursday, December 8, 2022 10 AM – Noon

Healthy Homes Task Force Meeting 7 Summary Notes

Discussion Points & Roundtable Discussion on Prioritization

- Chair calls meeting to order.
- Facilitator recapped last meeting:
 - » Summarized previous discussion.
 - » Meeting 6 notes approved.
- Group review of Key Findings
 - » Include “program delivery” in key finding description to better capture the issue or otherwise clarify the issue to be fixed.
 - » Categories seem appropriate and powerful AND want to be sure that the renter focus is not lost.
 - » Wants to be sure flexible funding includes the ability to work on manufactured homes.
 - » Key findings phrased well and correct. Additional topic for consideration: what is the metric of record for the program? What would indicators be that OHA is using to measure success?
 - » Data collection is important, but these findings are about differences between programs. Data is “baked in” to many programs already.
 - » Agreed that it’s important to follow up after projects are done to determine the long-term efficacy of what has been done, though doesn’t think it fits into key findings section.
 - » Love data, doesn’t want any data findings to be too prescriptive, given the diversity of Oregon.
 - › Wants OHA to take the lead on developing data and metrics and what’s possible and what needs to happen in the future.

- » Agreed that data isn't a key finding though it is important to align the performance measures with the values which have been expressed by the group.
 - › Directed focus to section of bill that calls for performance measures.
- » Recalled that priority populations are called out in statute.
 - › Pointed to Neighborhood Partnerships and their administration of the Oregon IDA effort as a good example of using data to pursue goals of program.
- » Appreciates the mention of blended funding and leveraging resources to go further.
 - › Spoke to IDD resources available and limitations which make it important to retain flexibility.
- » Suggestion to remove the word "existing" from the flexible funding bullet point.
- » Question raised about language in bill which describes the funds available for use by HHGP.
 - › Does wording this limit what funding sources can be leveraged?
 - › From OHA: No, this refers only to the funds which can be used by OHA to issue grants to eligible entities, not the ability of eligible entities to leverage other funding sources.
- » Strongly prefers the approach of removing "program delivery" from the capped expenses.
 - › Spoke to impact this change could have for groups which employ a network or affiliate model.
- » OHA noted that admin cap excludes OHA costs for staff and supplies. The current limitation on administrative expenses and program delivery costs applies to grantees.
- » Program can define what is considered an administrative cost.
 - › Noted that recipient organizations should have a pretty good idea of staff costs and what it will take to deliver required services.
- » Services tied to an individual household could be characterized as a "universal delivery cost" rather than a specific household expense.
- Can group confirm that we are recommending an either/ or, or a both/ and, (or something else)?
 - › Likes the idea of excluding "program delivery" from the capped expenses as a single recommendation.

- › Torn on the 15% admin cap b/c how far that goes will largely depend on the program plan to deliver services.
- » Sees admin cap as two separate issues.
 - › Supports removing program delivery from admin expense.
- Public comment:
 - » G.A. in southern Oregon. Concern: problem is that there is not enough housing for people with disabilities. We need to build more housing for people with disabilities. Need to keep rent below \$1,000 to avoid pushing people into homelessness. Individuals with disabilities need to be considered people too and should not have limitations on their options.
 - » S. at CAT will submit public comment in writing.
- Closing:
 - » Next meeting is December 15th.
 - » Last meeting will be focused on review of legislative report.

Action Items/ Next Steps

- Next meeting is December 15th.
- Last meeting will be focused on review of legislative report.
- OHA will send updated Key Findings 2-pager to task force members for additional review on 12/8/22, with feedback requested by 12/12/22.
- OHA will send full report for review by end of day 12/12/22.

Appendix H: Meeting 8 discussion points and group questions

Thursday, December 15, 2022 10 AM – Noon

Healthy Homes Task Force Meeting 8 Summary Notes

Agenda

- Welcome, agenda, introductions
- Task force action items
- Reflections
- Roundtable discussion: Findings and Recommendations Review
- Public comment
- Closing

Announcements & Housekeeping

- Closed Captioning is in effect.
- Please try and keep conversation to audio and minimize chat side conversations.
- Honor one another and please be respectful.

Discussion Points & Roundtable Discussion on Prioritization

- Chair calls meeting to order.
- Chair calls for approval of summary notes from Meeting 7.
 - » Unanimous approval
- OHA staff discussed incorporation of edits and feedback.
- Task Force discussed final report format and contents.
 - » Anyone who is low income will likely have overlapping needs and is unsure what the first addition (re: overlapping needs) adds to the report, considering the language in the legislation.

- » Request for clarification in the program considerations section to make it clearer that these items are being “added to the table” for consideration.
- » Request for clarification added to report that the framework is just that.
- » Comment in favor of added point number one which calls attention to the disability community.
- » The following language was put forward as edit to new consideration number 1: “Meaningfully address an important community or household need for the disadvantaged community, low-income community, or low-income household.”
- » Comment on the reasoning behind the latest addition as a way to include the disabled community in the considerations section.
- Meeting moved to TF Chair to facilitate approval of final report.
- First vote on the findings and recommendations.
 - » Unanimous approval of findings and recommendations, with one abstention.
- Second vote on the report, recognizing that there will be some additional edits and comments made between today and the publishing of the final report.
 - » Unanimous approval of full report, with one abstention.
- Brenda Bradley abstained from the votes on making recommendations to the legislature.
- Public comment: Judy Bankman- Columbia Pacific CCO- When will report be finalized and made public?
 - » OHA response- will be posted to HHGP website as soon as time allows.
 - » May also be shared by OHA communications office.
 - » May be shared as “Draft/ final” with understanding that final formatting will be applied by Publications Office.
- OHA spoke to next steps thru 2023.
- OHA spoke to formation of rules advisory committee in Winter 2023, and ongoing advisory board in Summer 2023.
- No group suggestions on membership of RAC.
 - » TF comment- request to include key stakeholders who may not be immediately apparent. Examples include regional partners, CAP agencies, contractors/ suppliers, etc.

- » Recommended that OHA look at grouping participants in terms of: mitigators (contractors, CAAs), regulators (code authorities), adopters/advocates (policy advisors) which are then considered by geography.
- » Recommendation that pulling in folks from local level of implementation will be very helpful in developing rules. The interest is there on the ground. Coalition of advocates is in place to participate in rules advising processes.
- » TF Chair- noted differences with this being a grant-based program vs. other programs where state is administering services.
- » Suggestion to look at home ownership and asset building alliance of the Oregon Housing Alliance.
- » Noted that federally recognized tribes of Oregon have not been included in the conversation thus far.
- Appreciations.
- Closing:

Action Items/ Next Steps

- Last meeting

Endnotes

- ¹ HB2842, 81st Oregon Legislative Assembly, 2021 Regular Session. <https://olis.oregonlegislature.gov/liz/2021R1/Measures/Overview/HB2842>
- ² SB1536, 81st Oregon Legislative Assembly, 2022 Regular Session. <https://olis.oregonlegislature.gov/liz/2022R1/Downloads/MeasureDocument/SB1536/Enrolled>
- ³ HB2842, 81st Oregon Legislative Assembly, 2021 Regular Session. <https://olis.oregonlegislature.gov/liz/2021R1/Downloads/MeasureDocument/HB2842/Enrolled>
- ⁴ Office of Oregon Governor Kate Brown. About the Environmental Justice Council. 2022. <https://www.oregon.gov/gov/policies/Pages/environmental-justice-council.aspx>
- ⁵ Portland State University, Population Research Center. <https://www.pdx.edu/population-research/>
- ⁶ Buylova, A. Oregon Housing and Community Services and Oregon State University. Spatial distribution of energy use intensity in residential housing in Oregon. <https://osugisci.maps.arcgis.com/apps/webappviewer/index.html?id=189e21ea4f694168ad519a18ef99ef60>
- ⁷ Oregon Housing and Community Services. Affordable Housing Assessment. <https://njcep.maps.arcgis.com/apps/webappviewer/index.html?id=18c4e8f1082e4a039f69401386e06e32>



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