

**May 5, 2026**

**HHGP – HB 3506 Rule Advisory Committee (RAC) Meeting 1**

Attendance:

<b>Name</b>	<b>Present?</b>	<b>Affiliation</b>
Matthew Serres	X	Oregon Council on Developmental Disabilities- Public Policy Director
Robin Winkle	X	Shangri-La- Dir. Clin/ Homeless Services.
Lupine DeSnyder		ReFIT - Remodeling for Independence Together
Jeff Caulfield	X	Oregon Health Authority, Injury and Violence Prevention – Coord.
Toni Randall	X	Board Member Lifelong housing advisory committee member and livable homes advisory committee member
Connie Saldana	X	Rogue Valley Council of Governments, Senior and Disability Services
Beth Jackson	X	Med. State Plan Analyst, Oregon Department of Human Services, Office of Aging and People with Disabilities
Josh Thompson	X	Oregon Health Authority, Medicaid Division 1115 waiver analyst (climate/ home changes for health)
Joe Berggren		Rogue Valley Habitat for Humanity / Gold Hill City Councilor
Martha Reeves	X	Catalyst Partnerships NW- Energy Conservation Manager
Kale Elmer	X	Community Connection of Northeast Oregon, Inc.
Kathy Markee	X	Community in Action – Res/ Rehab work coordinator- Malheur/ Harney Co
Jose Balcazar	X	LatinoBuilt- Program Director
Estefani Cabrera	X	Latino Network- Energy Services Manager
Brent Lee	X	Native American Youth and Family Center (NAYA)- Home Repair Manager
Anna Xu	X	The Community for Positive Aging- Formerly Hollywood Senior Center, Asian Programs Manager
Representative Pam Marsh	X	Chief sponsor of House Bill 3506 (2025)- District 5

Rules Discussion: What age should the Healthy Homes Grant Program (HHGP) use to define “senior?”

- Various ages of qualification are currently in use, and most are based on federal or state funding.
- HHGP wants to cast a wide net and acknowledge variable life expectancies among varying populations.

- Practical consideration: Matching funds could require HHGP to align with other funding source requirements.
- Advocate for 55+ due to common age requirement for senior housing; this is also the age to qualify for residency at some manufactured home parks.
- Are there any concerns about making the qualifying age too low and funds getting drained too soon?
  - If no concern, would go as low and flexible as possible.
- Echo comments about flexibility. As low as we can go the better, and the earlier an intervention is made, the better; don't let the issues get worse.
  - 55 sounds logical.
- Another practical issue: double check there are no legal issues if HHGP defined "senior" at a different age specifically for Tribes (as compared to competitive grantees).
  - Follow-up comment: *I did want to add that a different age for the Tribes, if you go that direction, probably would be reasonable from a legal perspective. It's not "arbitrary" but tied to specific cultural understanding of when an individual becomes an elder and consistent with Tribes' ability to set lower age for elder services in other federal programs.*
- Native perspective: 55 works great all the way around.
  - Don't recommend separating out Tribes and competitive grantees; NAYA (a competitive grantee) serves members from more than 60 Tribes.
- Don't forget people with disabilities!
- Can HHGP support going as low as the age of 50?
  - Following up: Is there a sliding age scale for income qualification? Some people may be younger and still working but in need?
    - Brett- Valid point, but no. 80% Area Median Income (AMI) is a requirement in Oregon Administrative Rule (OAR).
    - One org stated that 55 would be youngest age that the Community for Positive Aging would support for this program.
- There was agreement in the Zoom chat on the number 55.
- Others also support 55.

#### Rules Discussion: How should the HHGP define "Individuals with Disabilities"?

- People will need to self-identify disability status; we don't ask for proof.
- Is it worth expanding/speaking to intellectual disability in the "individuals with disabilities" definition?

- Recommendation to expand the definition to people with physical, cognitive, or mental impairments.
- Shared Aging and People with Disabilities (APD) experience qualifying people based on the assistance they need to complete activities for daily living.
- Likes that it clearly tracks with federal definition in Americans with Disabilities Act Amendments Act (ADAAA).
  - Noted that ADAAA definition probably would cover intellectual and developmental disabilities, but there is likely no downside to speaking to this directly.
- Major question that comes up in housing realm: short term vs. long term disability - what qualifies as a disability for this program?
  - HHGP believes short term disabilities would qualify.
  - RAC likes defining in regard to severity, not duration.
- Likes disability definition as it stands. NAYA starts with the homeowner themselves and then moves on to the home.
  - Noted NAYA allows short term disabilities because they are meeting people where they are in the context of their lives.
  - 70% of clients are 30% AMI and below (way less than 80% AMI).

Other Discussion:

- Requesting basic clarification. Is HHGP open to seniors needing things like an accessibility ramp, elevator, grab bars, etc.?
  - HHGP- Yes.
- How do seniors access funds?
  - HHGP noted challenges of a lack of a central hub where the public can go to see what resources are available in their region. Seniors can access the HHGP website to see which grantees are in their region, but this is not a full list of resources that may be available to them.
- A comment was made to emphasize that HB 3506 (2025) was written to keep seniors and individuals with disabilities in their homes.
  - Seeing too many people showing up in the shelter system.
  - Larger mission of the program will need to be factored in as well.
  - Noted legislative intent was to keep people housed.
- HHGP spoke to how the program might focus on the most important issues facing seniors and individuals with disabilities without precluding work on other issues which may be keeping folks in their homes.
- A question was asked about whether there would be a funding cap per house under this funding?

- There have so far not been any limits discussed on per-HH repairs.
- Delivery of services - benefit of HHGP funding is the flexibility and using funds in combination with other funds. Not looking at HHGP as a standalone service but rather as a supplement.
  - Prioritize homes with highest need and biggest gaps.
  - Can't walk away from unfinished projects.
  - Must retain ability to stack funding. Keep flexibility.
- Do these funds have a spend-by date?
  - Still in development... hoping to get a Request For Grant Applications out in late June. Total funding will be \$5 million (\$3 million from HB3506 and \$2 million from HHGP funds in reserve).
  - HHGP is considering a 3-year grant period for this next round of funding.
- How to best serve renters: something to think about is gaining landlord approval. For the greatest impact, some individuals qualify for accessibility modifications through their Medicaid Long-Term Services and Supports.
- Funds for renters are needed. It is good to have the landlord sign acceptance of the repairs/improvements as the renter can't generally make changes to the dwelling without approval from the owner/landlord.
- Renters are challenging, but it was very important to our work group that they be eligible. Some programs will only fund improvements for homeowners, and flexibility on the ownership question provided by HHGP is a huge asset.
- It was mentioned that the Energy Friendly Homes Program has a renter component.
- Poll: In your experience serving seniors and individuals with disabilities, what are the top three home repair needs?
  - List included: Grab Bars, Roll-In / Walk-In Shower Conversion, Walk-In Tub, Raised / ADA Toilet, Accessible Vanity / Wall-Hung Sink, Wheelchair Ramps, Handrails & Stair Handrails, Door Widening, Lever-Style Door Hardware, Zero-Step / Threshold Entry, Stairlift / Chair Lift, Vertical Platform Lift (Porch Lift), Non-Slip / Accessible Flooring, Threshold & Transition Elimination, Accessible Lighting, Smart Home / Environmental Controls, Kitchen Modifications, Other

## Poll: Top 3 Repair Needs

- Grab Bars
- Roll-In / Walk-In Shower Conversion
- Walk-In Tub

- Lately serving single elders who require multiple accessibility interventions. Recently heard that closet accessibility modifications are essential; folks can't reach stored items.
  - Seconded rods in closet and added kitchen modifications for pull out access of things in backs of cabinets.
- Flagged reasonable accommodations and needs of individuals with developmental disabilities or mental illness who may require soundproofing/ dampening to avoid noise complaints and evictions.
- HHGP team to share Statement of Need and Fiscal Impact Statement and draft OARs incorporating what was heard today prior to RAC 2.

HHGP thanked participants for their time and the meeting was adjourned at 3PM.