

May 18, 2026

HHGP – HB 3506 Rule Advisory Committee (RAC) Meeting 2

Attendance:

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

Statement of Need and Fiscal Impact

No comments

Updated DRAFT Rules

- Would existing definition include “cognitive” disabilities? Or would there be a benefit to add this word?
 - The original commentator thinks the existing definition would suffice.

Request for Grant Application (RFGA)

- There are many possible causes of homelessness and HHGP plays a small part of this, but it is important to know where we can have a real impact.

- Can anyone speak to what they are seeing in the field in terms of home repairs that can prevent homelessness? For example, putting in an accessibility ramp.
 - One comment questioned how not having an accessibility ramp would lead to homelessness.
 - An example of something in the field that is of concern are manufactured/ mobile home park eviction notices. They are often renters of the slip, and are told if they don't replace siding, maintenance, roof, or paint, – they can be evicted from their space.
 - Another comment stated that they weren't sure about the lack of an accessibility ramp causing homelessness, but narrow doorways and hallways could cause homelessness. People end up fighting to live in their house every day.
 - Painting manufactured/ mobile homes has been an issue in the community. Older homeowners have explained that they are being pressed to repair peeling paint, and if they can't address the issue, it can lead to eviction and homelessness. Wiggle room to include peeling paint where residents cannot afford to fix it in this program would be wonderful.
 - Wondering if painting that was just mentioned could come from \$2 million left over in reserves in the Healthy Homes Grant Fund.
 - Brett specified that fund use is flexible, and painting could be considered under extending the usable life of the property.
 - Another frequent obstacle is low-income homeowners (often elderly) who need house painted in 60 days or insurance will cancel them.
 - We know a lot of our requests are from manufactured homes, which can be cost inefficient. Consider limits on high-cost mobile home repairs.
- What about reaching renters? What have you learned that the Healthy Homes Grant Program can use to better serve renters?
 - Important to get landlord approval.
 - Important that we do cover renters; most of those we serve probably rent. Money should be going to the person who needs assistance, not the property owner. Thinks a lot of accessibility work can be done with small amounts of money. If we want the money to go farther, we should apply limits to structural changes to homes. Noted that landlords should be providing reasonable accommodations.
 - See argument for accessibility upgrades as being something that benefits renters, as they typically do not increase the value of a residence. Has had issues with energy efficiency upgrades which do increase the value of the home.

- As a landlord organization, mold remediation is a big costly endeavor. Reaching out to landlords so that they know about opportunity would be key.
- Brett explained that HHGP funds entities around the state, not individuals directly.
- Noted portable air filtration program experience but with caveat that tenants can take air filter with them since it is not attached to the rental.
- Some of the things seen from the field: Combining with other resources like Energy Trust of Oregon that will do some other repairs will be effective. Landlord intervention attempts have not been successful because landlords don't want to sign agreements to NOT evict someone or to not raise the rent for a specified amount of time.
- Advocate against major projects being funded by this program and call for funding flexibility to complete pre-repairs. Possibly consider setting a cap per project.
- Accessibility upgrades benefit everyone.
- Brett shifted to a discussion of costs with examples of grab bars and roll in tub/ shower options. Are these realistic cost estimates?
 - Group feels costs are very realistic.
 - Since these are ranges, where in these ranges do you usually fall?
 - We do a lot of these, mostly roll in shower conversions. \$30- \$40k for full ADA conversion. \$7,500 for medium home install. Can be up to \$50k.
 - Ramps and grab bars are relatively affordable and could/ should be considered without limits, but higher cost remodeling should be limited to preserve funds.
- Proposed to consider age of resident and style of home when making cost efficiency calculations.
- Curious for folks doing this kind of work – how often are you finding that you do a small repair and it ends up leading to a larger project? Are folks doing whole home assessments? How do you prioritize work when you come across connected repair needs?
 - We do home assessments and focus on major repairs. Home may need repairs not covered by existing grants. Challenge matching home needs with funding availability to create maximum impact to residents.
 - For us, it depends [how often a small repair becomes a larger project]. You open up that floor and there is almost always dry rot, always something you didn't count on. 70% of projects had repairs you didn't count on.
 - We've been doing Community Development Block Grants for years. We'll go in to do a walk-in shower, and they end up finding mold that needs to be addressed. That is not unusual. We get into lots of projects that are small

and end up costing additional dollars for a variety of reasons. Having something happen that you're not anticipating happens a lot and it's mostly under a medium price and not a low price.

- Our program does whatever a house needs, which makes it difficult to say what an “average” [cost] is. Increased “bang for the buck” needs to be considered as well when making funding decisions, due to practice of braiding and leveraging funds by providers/ organizations. This increases the number of homes that can be served.
- Team may consider Medicaid / Medicare eligibility requirements (checking for client eligibility elsewhere before using HHGP funds?)

Next Steps and Close

- Program may reach out to RAC participants with follow up questions as they draft the Request for Grant Application (RFGA).
- A public comment period and information will be posted on the [HHGP website](#).
- The next RFGA will be released in late June.