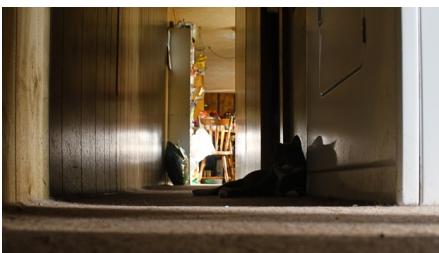


HOUSING STOCK UPGRADE INITIATIVE HIA



<http://earthfix.opb.org/communities/article/aging-manufactured-homes-burden-the-grid-and-their/>

Housing decisions impact the leading causes of illness and death in Oregon. Health is more than genes and personal choices; the places we live, work, and play have a significant impact on our health. Housing policies and programs influence health through their impact on environmental factors like housing quality and affordability.

Curry County along the southern coast of Oregon has extremely high levels of poverty, and a higher than state average percentage of the population is over 65. Manufactured homes make up 9.9% of homes in the state of Oregon, but 33% of Curry County residents live in manufactured housing.

Many people live in manufactured homes that have outlived their intended lifespan. Old homes are both difficult and expensive to heat and cool, and can facilitate mold growth that can make a resident's existing health conditions worse. The Curry County Tax Assessor has found that as many as **40% of the county's manufactured homes are substandard**. Low incomes and the near-impossibility of getting loans for manufactured homes can make repairing or replacing a manufactured home difficult for many residents.

Using funds from United States Department of Housing and Urban Development, the State of Oregon provides funding assistance for repairs and energy upgrades to reduce home energy costs. Under this program, manufactured and substandard housing did not qualify for repair assistance, and the money could not be used for replacement of housing. Oregon housing advocate Karen Chase, Curry County Economic Development, and Commissioner David Itzen, proposed a pilot project – called the **Housing Stock Upgrade Initiative (HSUI)** -- that would provide lower cost loans or other funds to make repairing or replacing a home more affordable to Curry County residents.

Health Impact Assessment (HIA) is a way to consider how a policy or plan might affect community health before the final decision is made. The information in this HIA informed multiple decision makers during the development of the Housing Stock Upgrade Initiative pilot project in Curry County, Oregon. The pilot project was also an Oregon Solutions project, an initiative out of the Governor's Office to bring together key agencies, businesses, nonprofits, and community members to solve a pressing issue. Unlike many HIAs that inform a decision at a specific point in time, this HIA brought health into the discussion early and regularly throughout the Oregon Solutions decision-making process.

The Oregon Public Health Division's HIA Program provided funding and technical support to Curry County and their partners for this HIA.

FINDINGS

The HSUI HIA examined the potential health impacts the HSUI program could have on resident's health through the repair or replacement of substandard manufactured homes. The HIA research team looked at the existing conditions of manufactured homes in Curry County, current health conditions of county residents, peer-reviewed literature about the links between substandard housing and health, and conducted home site visits and interviews with residents of manufactured homes. The HIA team found that the HSUI has the potential to improve indoor air quality and home structural integrity as well as increase the potential for residents to stay in their homes as they age. The HIA team found that the HSUI has mixed implications for resident stress because of the cost of repair or replacement and potential financial debt. For the Curry County population generally, there is the potential for positive community and family health benefits from the creation of local jobs to repair, recycle, and build manufactured homes.

RECOMMENDATIONS

Primary HIA recommendations include design changes for manufacturers of new homes to address resident's needs as they age such as 30" doorways; suggestions to provide the best product at the best price by buying in quantity during the pilot project; hiring local residents for building and repairing homes as much as possible; raising awareness among homeowners about program availability and risks; and ongoing monitoring of applicant access and eligibility. The HSUI HIA findings and recommendations were presented to the Oregon Solutions project team at a July 2013 meeting, during which participants signed a declaration of cooperation to implement the pilot project. Findings and recommendations were also presented at an October 2014 meeting during which the Oregon Solutions project team discussed statewide implementation of the program.

IMPACT

As a result of the decision supported by this HIA, almost 3000 members of Curry County may be eligible for financial assistance to recycle their current manufactured home and replace it with a new unit. In November 2013, HSUI HIA partner NeighborWorks Umpqua was awarded a \$450,000 grant from Meyer Memorial Trust to launch a pilot program to replace 25 manufactured homes in Curry County. The health analysis, stakeholder stories, and recommendations from the HIA were key components of the grant application. NeighborWorks Umpqua, through the new organization reHome Oregon, has received applications from more than 60 families and replaced the first manufactured home in Curry County in October 2014.



Glide family gets renewed lease on life through new home

GLIDE, OR — A family plagued by illness and poverty and forced to camp all summer got a piece of the American dream Wednesday. Organized by NeighborWorks Umpqua, workers delivered a three-bedroom, two-bath manufactured home to a rural piece of property on Standley Road southeast of Glide.

"My heart's just beating, I'm so happy. To have a house is just amazing," said 41-year-old Dawn Ebright, who will live in the home with her husband, William Bernard, and their three children. "My kids really deserve this. They have been through hell and back," Dawn Ebright said.

-- From the News-Review <http://www.nrtoday.com/news/2481192-113/family-ebright-dawn-glide>