

## GOAL 1: CREATE INTERIM HOUSING SOLUTIONS

**Provide short-term living solutions for wildfire survivors to meet basic needs with a focus on providing support and services necessary to find and secure longer-term housing.**

### Implementation Strategies

#### Strategy 1(a) Interim Housing Supply

Activate and support the Survivor Action Team

Support the conversion of motels to interim/transitional housing including but not limited to Project Turnkey, with a goal of creating **XXX** units prioritized for wildfire survivors.

Create **XXX** interim/transitional housing options, including but not limited to modular, MH, RVs and other options in partnership with local organizations (i.e., Gateway in Jackson; Homes for Good in Lane; FEMA direct housing mission.)

Explore use of zoning overlay statute that requires jurisdictions to permit facilities serving people experiencing homelessness to expedite placement of interim solutions like RV's.

#### Strategy 1(b) Rapid Re-Housing Campaign for Wildfire Survivors to Place **xxx** Households into Permanent Housing

Require Disaster Case Management and homeless services systems to refer ready clients (i.e., those not considered chronically homeless and needing intensive supportive services to pair with their housing placement) with a "warm" hand-off to housing counseling and navigation service providers

Provide "storefront" aid to survivors that accelerates their placement in permanent homes, or interim solutions where necessary, by rapidly expanding Regional Housing Centers' capacity and scope. Attributes to include:

- Culturally competent, accessible, and trauma-informed service-delivery
- Direct service, not just information and referral
- Access to real-time data about fire survivors in hotels, and elsewhere
- Staff trained in rapid-rehousing, housing navigation and counseling, including HUD-certifications and knowledge of MH ownership
- Offer both virtual accessibility and a physical storefront location, starting in hardest-hit Jackson County
- Individualized assistance to fire survivors and, as necessary, other precariously housed families and individuals

**Strategy 1(c) Engage Private Landlords to Prioritize Units for Wildfire Survivors**

Re -activate and evolve unit availability “hot sheet” in partnership with private landlords to obtain real-time information on vacant units. Test receptivity to landlord “campaign.” Achieve X number of landlords or properties participating.

Strengthen partnerships with private landlords to give survivors the opportunity to rent places on turnover

**Strategy 1(d) Support Residents, Consumers and Wildfire Survivors with Policies and Information**

Assign an Ombud or other problem-solving resource to tackle emerging challenges with landlords, park owners, and funding sources on behalf of consumers and would-be affordable replacement home providers

Assign a lawyer to address various legal issues and questions and potential rights-violations on behalf of survivors. Issues could include fair housing, FEMA and insurance appeals, park owner demands, landlord-tenant disputes, etc.

Create resource directories and maps for consumers that de-mystify available housing assistance programs from state and federal sources, jurisdictions, service providers and developers.

Empower and support homebuyers with updated, user-friendly, and multilingual materials on financing options and homebuying process. Assemble consumer-facing financing sources for home purchases and create relevant marketing materials in multiple languages

- a. OHCS (See below)
- b. ETO
- c. Craft3
- d. Banks, credit unions
- e. Chattel lenders
- f. Fannie Mae

Remove regulatory restrictions on subsidized affordable properties

Enact emergency price-gouging and rent control measures in fire-affected jurisdictions (ORS 91.225(5))

## GOAL 2: BOLSTER LOCAL CAPACITY

### Increase local capacity to promote interim and permanent housing supply

#### Implementation Strategies

##### Strategy 2(a) Promote efforts to add capacity to jurisdictions for planning, zoning, permitting, and land use approvals.

Prioritize jurisdictions with high losses and least staff.

Create and implement clear, objective standards

Full deploy e-permitting systems with training and systems upgrades to supplement needed in-person functionality.

Support planning departments to re-zone commercial land for housing as allowed by current law, and to manage review of rebuilding in hazard areas.

Utilization of density transfers to create new opportunities for housing

Allow local officials to balance immediate rebuild approvals and troubleshooting with long-term planning

##### Strategy 2(b) Provide data and tools to support local planning efforts

Create regional maps that show burn zones, UGB's, city limits, lost park locations, buildable lands inventory, schools & other institutions, flood zones and other relevant features.

Use maps to strengthen coordination and reduce competition in scouting developable properties.

Create user-friendly federal and state resource directories for consumers, jurisdictions, service providers and developers, i.e.,

- a. FEMA Hazard Mitigation grants
- b. State Potable Water Resources
- c. Infrastructure financing
- d. Housing assistance

##### Strategy 2(c) Add additional capacity to municipalities for public works, transportation and general community development functions to aid rebuilding

Support expedited infrastructure planning and access to financing

Encourage development of robust and equitable housing production policies

Support all efforts to expedite public agency debris removal and environmental clean-up to facilitate rebuilding and remove traumatizing visuals

Work with Public Housing Authorities to amend administrative plans as needed to prioritize vouchers and/or owned housing for survivors.

Coordinate with OEM and tribal/local governments to understand the status and timeline of infrastructure repairs, to understand when the infrastructure (e.g., safe water, etc.) will be in place so rebuilding in impacted areas may start.

**Strategy 2(d) Promote Local Coordination with Long Term Recovery Groups**

Support and stay connected to Long Term Recovery Groups (LTRG') and other locally-focused efforts to ensure planning, program design, and implementation are inclusive, culturally competent, and built to address historic inequities in housing

**GOAL 3: EXPEDITE DELIVERY OF PERMANENT HOUSING SOLUTIONS**

**Cross-cutting strategies that facilitate all housing types, tenures and income levels that results in **XXX** homes built and **XXX** homes repaired.**

**Implementation Strategies**

**Strategy 3(a) Coordinate State and Federal Agencies and All Available Resources**

Ensure all relevant OHCS resources are positioned to aid recovery including:

- a. LIHTC and other rental development funds
- b. MH purchase
- c. Pre-development and land acquisition
- d. Weatherization funding
- e. Single family bond purchase programs
- f. Homeownership development funds

Accelerate delivery of new and expanded capital sources capable of financing resilient infrastructure and housing to leverage available State and Federal funds;

- a. Gather national experts
- b. West Coast Infrastructure Bank
- c. Regulated banks w/CRA
- d. Philanthropy
- e. CDFI's
- f. Fannie Mae/Freddie Mac

Explore limits of public capital financing capabilities

- i. Test infrastructure financing using emerging public-private and climate adaptation financing tools

Improve coordination of State and Federal agencies to increase their responsiveness to consumers' and local jurisdictions' needs, reduce fragmentation and confusion, and ensure inclusion of marginalized communities in visioning, planning, program delivery

Deepen partnerships with and seek advice of homebuilders, bankers, developers and others in private sector

Coordinate land assembly to avoid competition and simplify rezoning applications for jurisdictions

Continually update needs data that informs deployment of OHCS competitive and formula programs

Identify land for acquisition

**Strategy 3(b) Expedite Delivery of Permanent Housing Solutions for Manufactured Housing and MH Parks**

Facilitate cooperation and coordination between owners of small parks

Secure FEMA Hazard Mitigation funds to cover costs of elevating **XX** manufactured homes within flood plains and/or **XX** relocations or **XX** buyouts

Plan for development of factory to manufacture new homes designed and priced as affordable rental and ownership housing; avoid competing with industry manufacturers.

Address supply chain issues; **needs more definition**

Authorize use of modular homes in MH parks

Work to reduce stigma of manufactured housing and parks; **needs more definition**

Provide counseling to prospective buyers regarding benefits of healthy, energy-efficient manufactured homes as homeownership model

Explore development of new MH parks using traditional OHCS resources and private financing

**Strategy 3(c) Expedite Delivery of Permanent Housing Solutions for Homeownership**

Expand access to housing counseling

Facilitate use of land trusts as affordable homeownership option (GRB LIFT and \$10M proposed)

Expand access to programs to BIPOC and other marginalized groups through strengthened engagement and targeted refinement of programs (GRB proposed \$20M)

Refresh down payment assistance and other grant programs to reflect growing affordability and access gaps (GRB proposed \$20M)

Create incentives and promote construction of net zero homes and/or homes with high energy efficiency

Address and forestall increases to homeowners' Insurance premiums; understand lessons from California Insurance Commissioner.

Advocate for the Neighborhood Homes Investment Act homeownership tax credit with a wildfire set-aside.

Leverage Article Q bonds for State bulk purchase of factory-built or modular homes; possibly on lease-to-own basis

**Strategy 3(d) Expedite Delivery of Permanent Housing Solutions for Rental Housing**

Use comprehensive updated needs analysis to inform OHCS resource prioritization

Aid local jurisdictions to view housing needs and opportunities regionally, and take advantage of data and analytical work products of RHNA and wildfire recovery analyses of unmet needs

Assist PHA's to amend Admin Plans as needed to direct vouchers and units to survivors

Deploy additional LIHTC for disaster impacted areas

Set aside in the 2021 NOFA yielded **xx** proposals in wildfire impacted areas, with applicants proposing **xxx** new homes

**Strategy 3(e) Expedite Delivery of Permanent Housing Solutions for Housing Reconstruction**

Use Housing Impact Assessment and FEMA / SBA data to identify impacted population that did not have insurance or were underinsured and didn't take out an SBA loan

**GOAL 4: HELP TO BUILD COMMUNITY & FAMILY RESILIENCE**

**Cross-cutting strategies that facilitate all housing types, tenures and income levels that results in **xxx** homes built and **xxx** homes repaired.**

**Implementation Strategies**

**Strategy 4(a) Make critical infrastructure more resilient**

Prioritize upgrading communications infrastructure, especially broadband internet and cell coverage

Ensure that effective, trusted, and overlapping early warning systems in multiple languages are instituted as part of redevelopment.

Develop financially sustainable model of micro-grid deployment and/or localized power storage systems

Deploy emerging micro-grid models as feasible

**Strategy 4(b) Promote mitigation solutions for communities including homeowners and renters**

Aid locals with creating realistic plans for ongoing vegetation management that property owners can readily adopt and sustain, such as Firewise, a program some local fire departments use.

Make home hardening technologies affordable and widely available

Promote IDA's and other asset building tools for family financial independence

Promote mitigation measures and secure grants to relocate homes outside of hazard areas and/or retrofit homes with more resilient materials