

# Housing Stability Council

## MEETING MATERIALS PACKET



Ridgeview Commons Apartments  
Prineville Oregon

March 4, 2022  
9:00 a.m. – 1:15 p.m.  
Oregon Housing & Community Services  
Webinar

**Council Members:**  
 Claire Hall, Chair  
 Sami Jo Difuntorum  
 Mary Ferrell  
 Barbara Higinbotham  
 Candace Jamison  
 Mary Li  
 Javier Mena  
 Gerard F. Sandoval, PhD

**AGENDA**  
 March 04, 2022 9:00 a.m. - 1:15 p.m.  
 Oregon Housing and Community Services  
 725 Summer St NE, Salem OR 97301



**Webinar Mtg Only**  
 Public [register](#) in advance for this webinar

TIME	TOPIC	SWHP Priority	ACTION
9:00	<b>Meeting Called to Order</b>		Call Roll
9:05	<b>Public Comment</b>		
9:15	<b>Report of the Chair</b>		
9:30	<b>Report of the Director</b>		Briefing
10:00	<b>Homeownership Division (pg. 04)</b> <i>Emese Perfecto, Director, Homeownership</i> <ul style="list-style-type: none"> <li><b>Oregon Bond Loan Approvals:</b> Kim Freeman, Assistant Director Homeownership Programs</li> </ul>		Decisions
10:15	<b>Affordable Rental Housing Division (pg. 06)</b> <i>Natasha Detweiler-Daby, Interim Director, Affordable Rental Housing</i> <ul style="list-style-type: none"> <li><b>MF Housing Transaction Recommendations:</b> Tai Dunson-Strane, Production Manager               <ul style="list-style-type: none"> <li>Aloha Family Housing</li> <li>Minnesota Places</li> </ul> </li> <li><b>Rent Increase Policy Recommendation:</b> Rick Ruzicka, Interim Assistant Director Planning and Policy; James Hackett, Assistant Director of Portfolio Administration</li> <li><b>Co-Location of Affordable Rental Housing with Early Learning and Daycare:</b> Rick Ruzicka, Interim Assistant Director Planning and Policy</li> <li><b>4% LIHTC / Private Activity Bond Verbal Update:</b> Natasha Detweiler-Daby, Interim Director Affordable Rental Housing</li> </ul>		Decisions  Briefing
11:15	<b>15 min Break</b>		
11:30	<b>Housing Stabilization Division (pg. 30)</b> <i>Jill Smith, Interim Director, Housing Stabilization</i> <ul style="list-style-type: none"> <li><b>Shelter Update:</b> Mike Savara, Assistant Director of Homeless Services, Jovany Lopez, Program Analyst, Patricia Akers, ESG CV Program Coordinator</li> </ul>		Briefing
12:30	<b>Wildfire Recovery (pg. 36)</b> <i>Ryan Flynn, Assistant Director, Disaster Recovery &amp; Resiliency</i> <ul style="list-style-type: none"> <li><b>Wildfire Recovery and CDBG-DR Public Engagement Planning:</b> Ryan Flynn, Assistant Director, Disaster Recovery &amp; Resiliency and Alex Campbell, Chief External Affairs Officer</li> </ul>		Briefing
1:15	<b>Meeting Adjourned</b>		

All times listed on this agenda are approximate and subject to change. Agenda items may also be taken out of order and addressed at different times than listed. The agenda may be amended by the Council at the time of the meeting.

**Council Members:**

Claire Hall, Chair  
Sami Jo Difuntorum  
Mary Ferrell  
Barbara Higinbotham  
Candace Jamison  
Mary Li  
Javier Mena  
Gerard F. Sandoval, PhD

**AGENDA**

March 04, 2022 9:00 a.m. - 1:15 p.m.  
Oregon Housing and Community Services  
725 Summer St NE, Salem OR 97301

**Webinar Mtg Only**

Public [register](#) in advance for this webinar



The Housing Stability Council helps to lead OHCS to meet the housing and services needs of low- and moderate-income Oregonians. The Housing Stability Council works to establish and support OHCS' strategic direction, foster constructive partnerships across the state, set policy and issue funding decisions, and overall lend their unique expertise to the policy and program development of the agency.

The 2019-2023 Statewide Housing Plan outlines six policy priorities that focuses OHCS' investments to ensure all Oregonians have the opportunity to pursue prosperity and live from poverty.

For more information about the Housing Stability Council or the Statewide Housing Plan, please visit Oregon Housing and Community Services online at <https://www.oregon.gov/ohcs/OSHC/Pages/index.aspx>

## Statewide Housing Plan Policy Priorities



**Equity & Racial Justice**



**Homelessness**



**Permanent Supportive Housing**



**Affordable Rental Housing**



**Homeownership**



**Rural Communities**



Date: 2/22/2022

To: Housing Stability Council Members:  
Andrea Bell, Acting Executive Director

From: Kim Freeman, Assistant Director Homeownership Programs  
Emese Perfecto, Homeownership Director

Re: Residential Loan Program

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**Recommended Motion: Housing Stability Council approves the Consent Calendar**

**Background:** State statutes require the Housing Stability Council to establish a single-family loan threshold for loans to be review and approved prior to purchase. The current threshold for single-family loans includes all loans equal to or greater than 95% of the applicable area program purchase price limit.

**Considerations:**

1. The loan(s) under consideration is greater than or equal to 95% of the applicable area program purchase.
2. Staff has reviewed all of the following loan files and concluded that the borrowers and properties meet all relevant program guidelines for the Residential Loan Program. All required documents have been properly executed, received, and the loans have been approved for purchase. In addition to being approved by staff, the loan files have been underwritten by the applicable lenders and are insured by either FHA (FB), Rural Development (RG), or Uninsured (U) with a loan-to-value of 80% or less.

	Loan Amount	Purchase Price Limit	95% of Purchase Price Limit or Max	Monthly Mortgage Payment PITI
Loan #1	\$299,475	\$312,100 Non-Targeted Jackson	\$296,495	\$1,685.31
Loan #2	\$313,131	\$322,167 Non-Targeted Marion	\$306,059	\$1,657.27
Loan #3	\$439,393	\$453,048 Non-Targeted Clackamas	\$430,396	\$2,173.90



1			<u>Lender</u>	UMPQUA BANK		
			<u>Purchase Price</u>	305,000.00	<u>Note Amount</u>	299,475.00
			<u>Cost Limit</u>	312,100.00	<u>Principal Balance</u>	\$ 299,475
<u>Property City</u>	MEDFORD	OR 97504	<u>Appr. Value</u>	\$ 323,000		
			<u>Year Built</u>	1942		
<u>Hshld. Income</u>	\$ 55,570		<u>Living Area (Sq. Ft.)</u>	1,080	<u>Loan-to-Value</u>	97%
<u>Income Limit</u>	\$ 93,380		<u>Lot Size (Sq. Ft.)</u>	5,663	<u>Insurance Type</u>	FB
<u>% of Income Limit</u>	59.51%		<u>Cost per Sq. Ft.</u>	\$ 282.41	<u>Rate</u>	3.000%
<u>Prior Ownership Yes (Y) or No (N)</u>	N		<u>New (N) or Existing (E)</u>	E		
			<u>Construction Style</u>	Two Story		

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2			<u>Lender</u>	GUILD MORTGAGE COMPANY, LLC		
			<u>Purchase Price</u>	310,000.00	<u>Note Amount</u>	313,131.00
			<u>Cost Limit</u>	322,167.00	<u>Principal Balance</u>	\$ 313,131
<u>Property City</u>	AUMSVILLE	OR 97325	<u>Appr. Value</u>	\$ 310,000		
			<u>Year Built</u>	1989		
<u>Hshld. Income</u>	\$ 65,300		<u>Living Area (Sq. Ft.)</u>	1,009	<u>Loan-to-Value</u>	101%
<u>Income Limit</u>	\$ 93,380		<u>Lot Size (Sq. Ft.)</u>	7,500	<u>Insurance Type</u>	RG
<u>% of Income Limit</u>	69.93%		<u>Cost per Sq. Ft.</u>	\$ 307.23	<u>Rate</u>	3.000%
<u>Prior Ownership Yes (Y) or No (N)</u>	N		<u>New (N) or Existing (E)</u>	E		
			<u>Construction Style</u>	One Story		

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3			<u>Lender</u>	GUILD MORTGAGE COMPANY, LLC		
			<u>Purchase Price</u>	435,000.00	<u>Note Amount</u>	439,393.00
			<u>Cost Limit</u>	453,048.00	<u>Principal Balance</u>	\$ 439,393
<u>Property City</u>	SANDY	OR 97055	<u>Appr. Value</u>	\$ 435,000		
			<u>Year Built</u>	2005		
<u>Hshld. Income</u>	\$ 87,549		<u>Living Area (Sq. Ft.)</u>	1,519	<u>Loan-to-Value</u>	101%
<u>Income Limit</u>	\$ 117,119		<u>Lot Size (Sq. Ft.)</u>	3,867	<u>Insurance Type</u>	RG
<u>% of Income Limit</u>	74.75%		<u>Cost per Sq. Ft.</u>	\$ 286.37	<u>Rate</u>	2.250%
<u>Prior Ownership Yes (Y) or No (N)</u>	N		<u>New (N) or Existing (E)</u>	E		
			<u>Construction Style</u>	Two Story		

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**OREGON HOUSING** *and*  
**COMMUNITY SERVICES**

725 SUMMER STREET NE, SUITE B | SALEM, OR 97301  
503-986-2000 | [www.oregon.gov/OHCS](http://www.oregon.gov/OHCS)

Date: March 4, 2022

To: Housing Stability Council Members;  
Andrea Bell, Acting Executive Director

From: Tai Dunson-Strane, Production Manager  
Roberto Franco, Assistant Director, Development Resources and Production  
Natasha Detweiler-Daby, Interim Director, Affordable Rental Housing

Re: **Approval for Resolution #2022\_03\_01**

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**Motion: Approve the Resolution #2022\_03\_01 recommendations for the following projects:**

- **Move to approve Pass-Through Revenue Bond Financing in an amount up to and not to exceed \$16,680,000 to Aloha Alexander Associates LP for the construction of Aloha Family Housing, subject to the borrower meeting OHCS, National Affordable Housing Trust, and Union Banks underwriting and closing criteria and documentation satisfactory to legal counsel and Treasurer approval for the bond sale.**
- **Move to approve Pass-Through Revenue Bond Financing in an amount up to and not to exceed \$12,987,074 to Minnesota Places LLC for the construction of Minnesota Places, subject to the borrower meeting OHCS, CREA, and Stern's Bank underwriting and closing criteria and documentation satisfactory to legal counsel and Treasurer approval for the bond sale.**

At the upcoming Housing Stability Council meeting, we will be presenting two (2) 4% LIHTC/Conduit Bond Recommendations for Council approval.

Based on guidance from our DOJ and Bond counsel we have included a new format for moving forward these approvals using formalized Resolutions versus Motions. Inclusion of a Resolution and corresponding Exhibit of project write ups will become part of the approval process for 4% LIHTC and Conduit Bonds to appropriately document the required Council approval stipulated by ORS 456.561 and other authority. Section 3 of the Resolution contains the manner in which reviews and approves these funding recommendations. This resolution and subsequent ones will need to be certified to make it an official act and adoption.



These projects included in the Resolution were all approved by the OHCS Finance Committee or scheduled for an approval by the Finance Committee. In this memo we are providing you with a high-level summary of the recommended projects. More detailed information regarding each project can be found in the individual project summaries included as Exhibit A.

We will provide a more detailed discussion of the overall funding landscape and where these projects fit into during the Housing Stability Council meeting.

#### **4% LIHTC Applications**

The 4% LIHTC program has focused primarily on helping OHCS meet its unit production goals; often in partnership with policy aligned gap funds from OHCS or other public funding partners. All applications that are submitted and conform to OHCS's underwriting guidelines and the baseline policy standards established across programs are brought to OHCS's Finance Committee for review and approval, in addition to transactional authority given through Housing Stability Council resolution.

All applications are subject to underwriting and programmatic requirements established under the Qualified Allocation Plan, General Policy and Guideline Manual (GPGM) and MWESB/SDVBE Compliance Manual are eligible to be considered for funding. All applications proposed a percentage target of MWESB contractors and subcontractors above the minimum standards set forth in the OHCS MWESB Compliance Policy, and all have an Affirmatively Furthering Fair Housing Marketing Plan including a Tenant Selection Plan that will market to those least likely to apply. All projects sponsored have signed our Diversity, Equity, and Inclusion (DEI) Agreement.

#### **Statewide Housing Plan Priorities**

The 4% LIHTC program's primary focus has been on unit production, as such some of these projects are not actively or intentionally achieving the range of policy goals in OHCS's Statewide Housing Plan. The value of building and preserving housing in the ongoing housing crisis is critical. Recent updates to our Qualified Allocation Plan extends policy priorities to applications for resources moving forward; ensuring they are keeping up with the higher standards incorporated into other projects, particularly around services to BIPOC communities.

The 4% LIHTC projects being presented to Housing Stability Council this month both previously received OHCS LIFT awards as part of the 2020 or 2021 NOFAs cycles. They both meet the LIFT NOFA requirements including prioritizing serving communities of color through their Affirmative





Fair Housing Marketing Plan, and partnerships for outreach and services. For the purposes of the 4% LIHTC and Bond financing we present these two projects in the following buckets:

1. Meeting: Those that are meeting agency standards of MWESB and Equity Racial Justice through partnerships, and;
2. Furthering: Those that are furthering Equity and Racial Justice through a more dynamic engagement and alignment of equity and racial justice priorities.

OHCS staff will work with partners who are just meeting minimum standards on strategies to ensure their projects are providing equitable access to BIPOC communities and culturally competent services to the extent possible.

**Funding Recommendation:**

We are recommending a funding reservation of 4% LITHC and Conduit Bonds for two projects. Together, these projects will create 154 units of new affordable housing communities across the Metro area. The recommendations are for awards totaling over \$29.67 million.

**Projects with Other Funding**

Project Name	County	Total Units	ERJ Spectrum	Sponsor	Underwriting Stage
<b>Aloha Family</b>	Washington	82	Furthering	Bridge Housing Corp	Approved by HSC for -LIFT 2021/ Scheduled for FC meeting
<b>Minnesota Places</b>	Multnomah	72	Meeting	PDX Signature Properties	Approved by HSC for -LIFT 2020/ Scheduled for FC meeting
<b>Total</b>		<b>154</b>			

More detailed project summaries are provided in Exhibit A following the attached Resolution.





**STATE OF OREGON**  
**OREGON HOUSING AND COMMUNITY SERVICES**  
**HOUSING STABILITY COUNCIL**

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RESOLUTION NO.   #2022 03 01    
ADOPTED:   MARCH     4     20 22  

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A RESOLUTION OF THE HOUSING STABILITY COUNCIL APPROVING PASS-THROUGH REVENUE BONDS AND HOUSING PROGRAM FUNDING TO FINANCE THE PROJECTS DESCRIBED HEREIN, SUBJECT TO THE BORROWERS AND PROJECTS MEETING CERTAIN PROGRAM REQUIREMENTS, CLOSING AND OTHER CONDITIONS AS DESCRIBED HEREIN; AND AUTHORIZING AND DETERMINING OTHER MATTERS WITH RESPECT THERETO.

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**WHEREAS**, the State of Oregon (the “**State**”), acting by and through the State Treasurer (the “**Treasurer**”) and the Oregon Housing and Community Service Department (the “**Department**”) and collectively with the State and the Treasurer, the “**Issuer**”), is authorized, subject to Housing Stability Council (the “**Council**” or “**HSC**”) review and approval, pursuant to Oregon Revised Statutes (“**ORS**”) Chapter 286A and ORS Sections 456.515 to 456.725, inclusive, as amended (collectively, the “**Act**”) and Oregon Administrative Rules (“**OAR**”) Chapter 813, Division 35 pertaining to the Department’s Pass-Through Revenue Bond Financing Program (the “**Conduit Bond Program**”), to issue revenue bonds, notes and other obligations (collectively, “**Bonds**”) and to loan the proceeds thereof to borrowers (“**Borrowers**”) in order to finance certain costs associated with the acquisition, rehabilitation, development, construction, improvement, furnishing and/or equipping of multifamily housing;

**WHEREAS**, through the federal 4% Low-Income Housing Tax Credit Program (“**LIHTC Program**”), the Department allocates tax credits (the “**Credits**”) in accordance with the Act and OAR Chapter 813, Division 90 pertaining to the Department’s LIHTC Program;

**WHEREAS**, through the Department’s various financing programs as authorized by the Act and ORS Chapter 458 (collectively, “**Housing Programs**”), the Department, subject to the Council’s review and approval, provides loans, grants and other financing pursuant to the Act, ORS Chapter 458, applicable OARs and in conformance with Department policies (the “**Housing Program Funding**”). The Conduit Bond Program, the LIHTC Program and the Housing Programs are collectively referred to herein as the “**Programs**”; and

**WHEREAS**, the Department intends to (i) request that the Treasurer issue Bonds; (ii) allocate the Credits; and (iii) provide the Housing Program Funding, all to finance the affordable multifamily rental projects as set forth on Exhibit A attached hereto (each a “**Project**” and collectively, the “**Projects**”);

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**RESOLUTION – PASS THROUGH REVENUE BONDS AND HOUSING PROGRAM FUNDING**

**NOW, THEREFORE**, be it resolved by the Council as follows:

**SECTION 1. HSC APPROVAL.** The Council hereby acknowledges that it has reviewed the information and materials included in **Exhibit A** attached hereto describing the Bonds and the Housing Program Funding, each Project and the financing of each of the Projects, and hereby approves the issuance of the Bonds for the financing of each of the Projects, as described therein. Subject, in the case of each Project, to the Borrower's compliance with all legal and other requirements of the Act and the applicable Programs and confirmation by the Department that the conditions described in Section 2 below have been satisfied, the Council finds that no further meeting or action of the Council is needed for the Treasurer to proceed with the issuance of the Bonds and for the Department to proceed with the financing of the Project.

**SECTION 2. CONDITIONS TO ISSUANCE, SALE AND DELIVERY OF BONDS.** The Council hereby approves the issuance, sale and delivery of the Bonds for each of the Projects. For each Project, such approval is subject to any remaining final approval(s) that may be required by the Department's Finance Committee and/or its Executive Director, and further subject to the Borrower meeting all requirements of the applicable Programs and satisfying all closing and funding conditions, including:

(A) completion by the Department of all necessary due diligence related to the Project and the financing, consistent with applicable Program requirements, Department policies and practices;

(B) the absence of any material change to the Project or the financing following the adoption of this Resolution;

(C) confirmation that all legal and other requirements of the Act and the Conduit Bond Program for the issuance, sale and delivery of the Bonds have been satisfied, as determined by the Department, the Oregon Department of Justice and Bond Counsel; and

(D) confirmation that all legal and other requirements of the Act and the Programs have been satisfied, as determined by the Department and the Oregon Department of Justice.

**SECTION 3. COUNCIL REVIEW, APPROVAL AND PUBLIC MEETING.** The Council hereby acknowledges that it has reviewed the information and materials included in **Exhibit A** attached hereto describing the Projects and the financing of each of the Projects, including the Bonds, and conducted such additional review and made such additional inquiry, if any, as it determined to be necessary or appropriate, in compliance with the Council's obligations under ORS 456.561(3) and other relevant authority, to review, and to approve or disapprove the financing of the Projects. The Council hereby further acknowledges that the adoption of this Resolution and the HSC approval set forth herein has been made at a public meeting of the Council as required by ORS 456.561(4) and other relevant authority, and that such meeting has been conducted in accordance with applicable law, including any required advance public notice of such meeting. Further, the Council acknowledges that in connection with the adoption of this Resolution and the HSC approval set forth herein, opportunity has been provided to the public to testify or otherwise provide public comment on the Projects and any other matters directly related thereto.

**SECTION 4. EFFECTIVENESS; CONFLICTING RESOLUTIONS.** This Resolution shall be effective immediately upon its adoption. Any prior resolutions of or other previous actions by the Council and any parts thereof that are in conflict with the terms of this Resolution shall be, and they hereby are, rescinded, but only to the extent of such conflict.

*[Signature follows next page]*

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## CERTIFICATION OF RESOLUTION

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The undersigned does hereby certify that I am the duly appointed, qualified and acting [Authorized Representative] of the Oregon Housing and Community Services Department; that the foregoing is a true and complete copy of Resolution No. 2022-03-01 as adopted by the Oregon Housing and Community Services Oregon Housing Stability Council (the “**Council**”) at a meeting duly called and held in accordance with law on March 4, 2022; and that the following members of the Council voted in favor of said Resolution:

\_\_\_\_\_  
\_\_\_\_\_

the following members of the Council voted against said Resolution:

\_\_\_\_\_  
\_\_\_\_\_

and the following members of the Council abstained from voting on said Resolution:

\_\_\_\_\_  
\_\_\_\_\_

In witness whereof, the undersigned has hereunto set [his/her] hand as of this \_\_\_\_ day of \_\_\_\_\_ 20\_\_.

\_\_\_\_\_  
[Authorized Representative]

**EXHIBIT A**  
**PROJECTS**

- 1. ALOHA FAMILY HOUSING**
- 2. MINNESOTA PLACE**



<b>SUMMARY</b>			
Project Name:	Aloha Family Housing		
City:	Beaverton	County:	Washington
Sponsor Name:	BRIDGE Housing Corporation		
Urban/Rural :	Urban	Total Units	82
# Rent Assisted Units:	none	Units by Size & Affordability:	7 Studios at 30% AMI 24 1-BR at 30% AMI 2 2-BR at 30% AMI 42 2-BR at 60% AMI 6 3-BR at 60% AMI 1 2-BR Managers Unit
<b>Funding Request</b>		<b>Funding Use</b>	
LIFT Awarded:	\$2,890,000	Acquisition	\$1,038,500
4% LIHTC:	\$14,370,432	Construction	\$22,583,824
Conduit Bonds:	up to \$16,680,000	Development	\$10,015,191
		Total:	\$33,637,515

<b>PROJECT DETAILS</b>	
Project Description:	Aloha Family Housing is a new construction development with 82 units to be located in Beaverton. It will consist of a single 4 story, C shaped, wood framed building with a mix of studio, one, two, and three-bedroom units. It will include 45 parking spaces plus 6 on street spaces, private in unite bike storage, courtyard, playground, laundry, community room with kitchen, leasing office and a resident service office.
Partnerships to Serve Communities of Color:	Bridge Housing Corporation has entered into a MOU with Hacienda CDC to provide a culturally specific resident service coordinator, as well as community engagement during the pre-development phase. BRIDGE will also leverage its existing relationship with the Asian Pacific American Network of Oregon (APANO) to complement Hacienda’s experience with the Latinx residents. The MOU with Hacienda CDC provides for an annual set compensation amount, paid monthly.

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**EXHIBIT A**

<p>Reaching Underserved Communities:</p>	<p>BRIDGE and Hacienda’s staff will provide in-person outreach with a focus on providing information and creating a welcoming leasing opportunity. Staff will establish face to face relationships with community leaders, culturally specific organizations, service providers, schools, churches, community centers, and others serving communities of color in Beaverton and Washington County. These connections will be an important conduit for publicizing opportunities when leasing information is available. Other marketing and leasing channels will include phone calls, in person visits and attendance at community groups regular meetings and gatherings, and housing or resource fairs. BRIDGE will translate fliers into Spanish and Chinese to reach the target population. A language translation line service will be utilized in the property management office.</p>
<p>MWESB Target:</p>	<p>The sponsor is committed to 30% COBID-certified subcontractor participation and 20% COBID-certified professional services and is setting an aspirational goal of 35% and 25% respectively.</p> <p>Bridge has engaged NAMC—OR to provide technical assistance in achieving the projects COBID subcontractor utilization goals. NAMC-OR brings engagement with the subcontracting community and experience in removing the barriers to subcontractors proving a competitive bid for the object.</p>
<p>Alignment with Statewide Housing Plan:</p>	<ul style="list-style-type: none"> <li>• Equity and Racial Justice</li> <li>• Affordable Rental Housing</li> </ul>
<p>The LIFT program requires that all project sponsors sign a Diversity, Equity, and Inclusion (DEI) agreement and engage MWESB organizations.</p>	
<p>This development conforms to all OHCS underwriting standards. The primary risk related to the ongoing COVID-19 pandemic and global supply chain issues are primarily potential delays in material deliveries this could extend the construction period. Construction contingency has been built into the budget to mitigate risk of delay.</p>	

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**EXHIBIT A**



**Rendering: Aloha Family Housing**



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**EXHIBIT A**



<b>SUMMARY</b>			
Project Name:	Minnesota Places		
City:	Portland	County:	Multnomah
Sponsor Name:	PDX Signature Properties		
Urban/Rural :	Urban	Total Units	72
# Rent Assisted Units:	none	Units by Size & Affordability:	16 1-BR at 60% AMI 28 2-BR at 60% AMI 28 3-BR at 60% AMI
<b>Funding Request</b>		<b>Funding Use</b>	
LIFT Awarded:	\$3,537,499	Acquisition	\$1,512,000
4% LIHTC:	\$9,657,934	Construction	\$16,866,456
Conduit Bonds:	<i>up to 12,987,074</i>	Development	\$6,692,595
		Total:	\$25,071,051

<b>PROJECT DETAILS</b>	
Project Description:	Minnesota Places is a new construction development with 72 affordable housing units located in the Overlook neighborhood of Portland. It will consist of a single 8 story elevator building with a mix of one-, two- and three-bedroom units. Community amenities will include secured entries, community rooms, trash chute, bicycle storage, courtyards, and laundry rooms. The units will feature a microwave, plank flooring, mini blinds, solid surface countertops, refrigerator and led lighting. Located within walking distance of public transportation, shops, restaurants, and entertainment, this will be a walkable, transit-oriented community.
Partnerships to Serve Communities of Color:	PDX Signature Properties has signed an MOUs with YWCA of Greater Portland and Multnomah County Department of Human Service to provide culturally responsive and culturally specific services to the African American community displaced by gentrification directly or indirectly via each organizations extensive network of partnerships. The MOUs will allow the resident service manager to refer residents on an as needed basis. The YWCA has historically served the Albina/Humboldt community. From 1919-1945 it maintained a YWCA club in this area that was built at the request of the African American community and closed at the African American community's request following WWII.

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**EXHIBIT A**

	<p>Today Over half of those individuals and families served by YWCA are BIPOC families of color (Indigenous, black, people of color). YWCA has several resident services relationships nurtured among many years: County Health and Mental Health centers, Blazer Boys &amp; Girls Club, Salvation Army, St. Andrews Legal Clinic, Urban League, St. Andrew Nativity School, Self Enhancement, POIC/Rosemary Anderson, PCC Cascade and Jefferson High School, to name a few. In addition, the YWCA and Cascade Management are acquainted with area faith communities led by and embedded in the neighborhood’s Black/African American communities. Coordination of services may include but not limited to:</p> <ul style="list-style-type: none"> <li>• Referrals for Housing assistance</li> <li>• Referrals for Medical/Mental Health services</li> <li>• Resources for childcare needs</li> <li>• Job training, financial education classes and coaching</li> <li>• Education assistance</li> </ul>
<p>Reaching Underserved Communities:</p>	<p>Cascade Management will provide management services. Marketing and advertising will be conducted using various internet media to target those least likely to apply. Print advertising and physical outreach will be conducted throughout local surrounding areas to reach all populations. Annual outreach efforts will be made to Urban League of Portland, Mano a Mano, Asian Health &amp; Service Center, native American Youth and Family Center, Asian Pacific American Chamber of Commerce of Oregon and SW Washington, Northwest Pilot Project and the Department of Diversity and Equity from Multnomah County. The Affirmative Fair Housing Marketing Plan will be re-evaluated and updated if the outreach is not reaching the communities, it is targeting successfully.</p>
<p>MWESB Target:</p>	<p>This project is expected to exceed 20% MWESB participation, but the sponsor and general contractor are determined to reach the goal of 30% participation for both professional services and contracting.</p> <p>Construction will be performed by Lorentz Brunn Construction (LBC). LBC has committed to a 30% COBID participation goal. This goal was determined based on their evaluation of the available qualified BIPOC and COBID sub-contractors. Having an expansive list of local COBID-certified firms gives them a large pool to approach and select from. In addition to looking at COBID primary subs they also look to help them identify COBID second-tier subs. Current potential COBID subs have been identified for the following work: Electrical, plumbing, roofing, framing, waterproofing, painting, concrete, and steel.</p> <p>Equity strategies implemented by Cascade Management as it relates to direct and indirect initiatives, include affirmative hiring to ensure staff can best meet the needs of every community. Demographic information is collected and tracked specific to MWESB, through NetVendor, they are currently associated with over 500 diverse vendors. Cascade also survey its employees on their own demographic information and collect demographic data within their management units. Roughly 40% of their employees are minorities. Cascade has made social equity and diversity a priority and is committed to being the leader in the housing industry in terms of providing equal access to all with regard to employment, vendor relationships and contracting opportunities.</p>

**EXHIBIT A**

<p>Alignment with Statewide Housing Plan:</p>	<ul style="list-style-type: none"> <li>• Equity and Racial Justice</li> <li>• Affordable Rental Housing</li> </ul>
<p>The LIFT program requires that all project sponsors sign a Diversity, Equity, and Inclusion (DEI) agreement and engage MWESB organizations.</p>	
<p>This development conforms to all OHCS underwriting standards. The primary risk related to the ongoing COVID-19 pandemic and global supply chain issues are primarily potential delays in material deliveries this could extend the construction period. Construction contingency has been built into the budget to mitigate risk of delay.</p>	

**Rendering: Minnesota Places**





Date: March 4, 2022

To: Housing Stability Council  
Andrea Bell, Acting Executive Director

From: James Hackett, Assistant Director Portfolio Administration  
Rick Ruzicka, Interim Assistant Director Planning & Policy  
Natasha Detweiler-Daby, Interim Director Affordable Rental Housing

RE: OHCS Rent Increase Policy Motion to Rescind and Replace with Program Process

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**MOTION: The Housing Stability Council rescinds the current Rent Increase Policy and directs OHCS to implement programmatic processes that includes reviews of rent increases above 5 percent as part of a project risk assessment.**

**The Housing Stability Council directs OHCS to seek out opportunities to create or expand ongoing rent assistance programs to support tenants within the publicly supported affordable housing portfolio.**

### Background

The Rent Increase Policy was approved by the HSC in April of 2018 and was created in response to large increases in rents that resulted from rapid economic expansion that occurred after recovery from the “great recession”. In June of 2020 changes were made to the Rent Increase Policy, in part, to align with [SB 608](#) which implemented a statewide rent increase cap for market housing. SB 608 specifically excluded affordable housing from the Legislation creating a continued role for the policy. With the passage of [HB 3113](#), affordable housing is no longer exempt from the state’s statutory rent increase limitations initiating renewed dialog around the continued need for this policy.

In January and February of this year Housing Stability Council has been presented with foundational information about the policy and the drivers for rescinding the policy as well as for maintaining the policy. From a renters perspective, we know that hearing of rent increases of any type can be alarming and destabilizing. For tenants in affordable housing, the rent increase policy provides some oversight over the ways that properties implement rent increases; providing assurance that when rents increase more than five percent the owners have demonstrated a need for increased property revenue to support the property operations. For owners of affordable housing, the rent increase policy is an unwarranted administrative burden



layered on top of both programmatic caps in rent rates as well as the state rent increase limitations. Further, while the tenants indicate support for the OHCS Rent Increase Policy review process, having such an approval in place does not address the fact that only rent assistance will provide tenants with the needed supports.

These varying perspectives do not readily find a place of mutual compromise, which was reflected through diverse feedback from Housing Stability Council members. Our goal is to implement a transparent process that is effectively balancing the real impact of rent increases on tenants with the need to support ongoing property operations. Fundamentally, rent increases for low- and fixed-income households reaffirms the severe need for more rent assistance to meet tenant needs. The needs for tenants to have expanded access to rent assistance that ensures they are only paying thirty percent of their income toward housing is significant. We understand that for fixed- and low-income households, any rent increase is potentially de-stabilizing. Yet, placing a burdensome administrative process on property owners who are responsible for remaining in compliance with complex restrictions and rent limitations while also maintaining properties creates little certainty for owners and negligible benefit for tenants.

**Recommendation:**

Taking all factors and feedback together, it became apparent that we needed to identify a strategy that both lessened the administrative burden for owners while maintaining a deliberate lens on the ways that properties implement rent increases to prioritize tenants. In doing so, we are clear about the following:

- Implementing small, regular, rent increases is a more sustainable way to support natural increases to the cost of operating and maintaining a property while limiting the impact to tenants;
- Wherever possible OHCS should continue to prioritize the development of affordable rental housing that includes project-based rent assistance;
- There are insufficient resources for the long-term rent assistance that is a critical need for Oregon’s low- and fixed-income households;
- Maintaining and supporting our publicly supported affordable rental housing portfolio is a critical priority to ensure the housing can continue to serve families statewide.

As such, we are proposing that OHCS rescind our existing Rent Increase Policy where property owners are required to submit complex applications for review. In its place, OHCS will implement programmatic guidance that establishes that our expectation is that properties implement small, regular rent increases. Further our programmatic process will require that properties must inform OHCS of planned rent increases. Through that noticing process, where we identify that a property is implementing a rent increase in excess of 5 percent for existing tenants, a review for potential property risk will be instigated by our Asset Management group.



By choosing this approach we are aiming to incentivize the good behavior of implementing small regular rent increases, while also aligning with our existing risk assessment and review processes. Where staff identify that there are persistent physical or financial challenges at the property level we want to be a partner with the project and seek opportunities to solve the barriers and not have resolving such fixes sit solely on the use of tenant rent increases. Further if we are able to add resources to projects to solve such issues, we will include a restriction on rent increases to 5 percent for five years.

While we do believe that this recommendation helps to address the array of concerns and interest in the role of the current Rent Increase Policy, it does not directly address the degree to which our fixed- and low-income affordable housing residents are in need of layered rent assistance. To this end, we have included within the HSC motion a directive for OHCS to seek and support the creation and expansion of rental assistance programs to serve these residents of affordable housing.

We will plan to review this strategy for solving the questions surrounding the Rent Increase Policy at the March 2022 meeting in the hopes that we can finalize this strategy to move forward and add focus to developing additional supports for tenants and projects.







Date: March 4, 2022

To: Housing Stability Council  
Andrea Bell, Acting Executive Director

From: Rick Ruzicka, Interim Assistant Director of Planning & Policy  
Mitch Hannoosh, Senior Operations & Policy Analyst  
Natasha Detweiler-Daby, Interim Director of Affordable Rental Housing

RE: Co-location of Early Learning & Child Care Centers with Affordable Housing Study

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## **OVERVIEW**

During the March 2022 Housing Stability Council meeting, staff will be providing a briefing on a study which was completed on the feasibility and the benefits associated with Co-Location of child care and early learning centers with affordable housing.

## **BACKGROUND**

As part of the Budget Note attached to HB-5011 in the 2021 regular session, OHCS was directed to work with the Department of Education (DOE), Early Learning Division to develop a grant program that supports gap financing for affordable rental housing projects that are co-located with child care and early learning centers. Prior to developing this program, OHCS and DOE were to identify opportunities, considerations, partnerships, financing options, and funding sources that should be incorporated into such a development. To do this work in the timeframe directed by the Legislature, OHCS and DOE agreed that a third-party contractor would be best suited to provide the most thorough, candid and informed assessment of this emerging concept.

The Low Income Investment Fund (LIIF) was selected as the third party contractor and was ultimately the entity that created the recommendations found in the study. Boasting extensive knowledge of blending early education and affordable housing through their work nationally and particularly in the San Francisco, CA area, LIIF is a Community Development Finance Institution with 35 years of experience in Community Development work. They have a national profile and in 2020 announced an organizational commitment to drive \$5 billion in investments over the next decade to advance racial equity.



## EXECUTIVE SUMMARY

The executive summary of the draft<sup>1</sup> report is as follows:

The State of Oregon has acute housing and Early Care and Education (ECE) needs in nearly every corner of the state. This report was developed in response to a \$10 million budget note in 2021 Oregon House Bill 5011 that seeks to respond to both challenges simultaneously, building spaces for ECE providers to serve children and families within or on the grounds of affordable housing developments. This model – known formally as ‘co-locating’ ECE facilities with affordable housing – has been successful in Oregon and beyond. However, programmatic challenges and misalignments, incongruous land use and wage policies, and limited funding have historically hampered large-scale, statewide attempts at co-location. This report identifies many of those challenges, makes broad recommendations for improving the abilities of housing developers and ECE providers to co-locate, and offers rationale for the following recommended design of Oregon’s Co-Location Fund, to be initially supported with HB 5011’s \$10 million seed investment.

HB 5011 Oregon Co-Location Fund Recommendations	
<b>Core Recommendations</b>	
<p><b>1)</b> Contract with an intermediary organization, such as a community development financial institution (CDFI) to manage the fund, track development pipelines, and provide technical assistance to beneficiaries.</p>	
<p><b>2)</b> Create and monitor a state pipeline of ECE operators and housing developers interested in co-locating. Deploy funds throughout the pipeline based on project readiness and potential impact. Evaluating a project’s impact should focus on the development’s commitment to serving low-income and Black, Indigenous and People of Color (BIPOC) families, rural communities, and other areas with severe housing and ECE supply shortages.</p>	
<b>Program Design Recommendations</b>	
<p><b>Low-Interest Loan Fund</b> <i>(To be funded with \$5 million in seed funding from HB 5011 and leveraged with private, philanthropic, and other public sources of capital)</i></p>	<p><b>Eligibility:</b> Any affordable housing developer or ECE provider.</p>
	<p><b>Financial Products:</b> Low-interest loans (0.5 – 4.0% interest)</p>
	<p><b>Intended Uses:</b> Any pre-development, acquisition, construction, or fit-out costs related to newly constructed, preserved or enhanced, or retrofitted ECE facilities in affordable housing projects.</p>
	<p><b>Award Caps:</b> No definitive caps but subject to fund availability, stage of development, and anticipated impact of project. Given current need and regulatory environment, Tenant Improvement projects are likely to be prioritized given lower projected costs and shorter development timelines.</p>
<p><b>ECE Facilities Grant Pool</b></p>	<p><b>Eligibility:</b> Any licensed ECE provider.</p>

<sup>1</sup> The report is draft as of the writing of this memo. The final report will be available to the HSC by the meeting date.



<i>(To be funded with \$4 million in seed funding and possibly supported by additional fundraising)</i>	<b>Financial Products:</b> Grants
	<b>Intended Uses:</b> Any pre-development, acquisition, construction, or fit-out costs related to newly constructed, preserved or enhanced, or retrofitted ECE facilities in affordable housing projects.
	<b>Award Caps:</b> \$1 million
<b>Family Child Care Repair and Renovation Grants</b> <i>(To be funded with \$1 million in seed funding and possibly supported by additional fundraising)</i>	<b>Eligibility:</b> Affordable housing developers or FCC providers.
	<b>Financial Products:</b> Grants
	<b>Intended Uses:</b> Any cost associated with improving indoor or outdoor space of an existing unit of affordable housing to accommodate a Family Child Care provider.
	<b>Award Caps:</b> \$50,000

## EQUITY AND RACIAL JUSTICE

Throughout the report deliberate connections and reflections are made about ways that the co-location of affordable housing with ECE can support efforts to further equity and racial justice. The report establishes that ECE businesses overwhelmingly employ and are run by women, people of color, and immigrants. ECE businesses are chronically undercapitalized after decades of discriminatory banking and lending policies that have prevented much of the child care industry from building credit and wealth.

The report extends an approach for “stewarding resources for housing developers – who have unique training in managing capital construction projects – to simultaneously support ECE businesses is an economically efficient and justice-oriented approach to building supply of high-quality, needed community assets.” Some of these deliberate decisions to align with equity and racial justice include:

- Establishing clear parameters to allow operators that do not have facilities experience to participate in order to allow at-home providers space to participate.
- Supporting project designs that would allow for home-based providers space to participate.
- Offering flexible grants or low-interest loans to developers seeking to co-locate with smaller providers (rather than chains) to better meet small business and equity priorities.
- Partnering with Community Development Financial Institutions (CDFIs) which are certified financial intermediaries with commitments to expanding economic opportunity and access to capital in low-income communities and communities of color. They share commitments to ensuring public and private investments in historically marginalized and under-invested places, and often have the capacity to take on greater risk when making



loans. CDFIs have unique expertise in leveraging public, private, and philanthropic funds to take greater risk in lending and buy down interest rates to make loans more favorable for borrowers. Particularly with ECE providers, who are predominantly women and people of color with often under-resourced businesses, the ability to take risks and offer favorable financing are good business and a clear equity-oriented intervention.

## **SIGNIFICANT BENEFITS TO CO-LOCATION**

- Housing Challenges often correlate with difficulties affording Early Childhood Education (ECE) opportunities, which are shown to lead to outsized academic, social, and physical benefits for low-income children.
- The study indicates that support for both housing and ECE is critical for the parents and families' ability to maintain schedules and gainful employment.
- There is an acute shortage of both affordable housing and ECE opportunities, co-located developments provide an opportunity to meet both ECE and housing supply needs simultaneously and to achieve broader state goals of fostering healthy childhood development and increasing family economic stability.
- Streamlined and coordinated efforts to bolster supply of housing and ECE simultaneously can make neighborhoods more family-friendly and help local officials identify ways to make land use planning and regulation an efficiency, rather than an inhibitor to development.
- Co-location represents efficient use of public resources. Virtually no dedicated federal funding exists to support construction and expansion of ECE facilities, so more than 20 states nationwide have moved to formally incentivize affordable housing developers who work to stretch public dollars further and support the child care needs of their residents.
- ECE Providers are interested in childcare, not development – making co-location a great fit

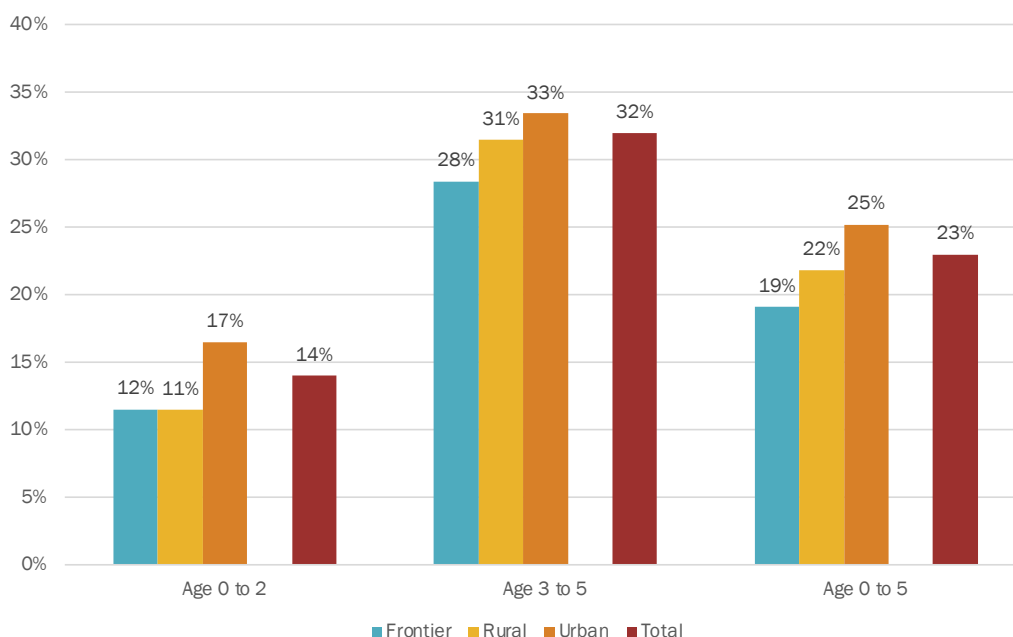
## **STATISTICS & CONSIDERATION**

- Children living in more rural areas are more likely to live in low-income families than their peers living in more urban settings. Children in Oregon's 10 low density-rural counties are almost twice as likely as children in the 13 urban counties to live below the federal poverty level (FPL) and less than half as likely to live in families that earn more than three times this level suggesting relatively greater need for both affordable housing and access to low-cost, quality ECE in low density-rural counties.



- BIPOC children have a higher-than-average likelihood of living in poverty.
- Statewide, about 64 percent of children live in either single-parent families with a parent in the labor force or in a family with two parents and both in the labor force.
  - This represents a baseline for understanding the proportion of households in need of child care.
  - Children in rural and low density-rural<sup>2</sup> counties are about one-third more likely to live in this type of family than their peers in urban counties.
- Every county in Oregon is a *child care desert*<sup>3</sup> for children ages 0-2. A child care desert is defined as a region where there are at least three children for every one available regulated child care slot (i.e., the slots per population ratio is less than 33 percent).
- 33 of Oregon’s 36 counties are *child care deserts* for children ages 0-5 as a group.

Available ECE slots as a share of population, by age and rurality (circa 2020)<sup>2,4</sup>



<sup>2</sup> Low density-rural counties relies on the definition of Frontier which is a term used by the Office of Rural Health (ORH). ORH Frontier Counties are defined as any county with six or fewer people per square mile. ORH has identified 10 of Oregon’s 36 counties as frontier.

<sup>3</sup> Pratt and Sektnan. (2021). *Oregon’s Child Care Deserts 2020: Mapping Supply by Age Group and Percentage of Publicly Funded Slots*. Oregon Child Care Research Partnership. Oregon State University.

<sup>4</sup> Estimated assuming indicated availability and population



## **CO-LOCATION DEVELOPMENTS & STAKEHOLDER INFORMATION**

In looking at existing properties in Oregon that have co-located, here are some trends:

- Most were developed prior to 2012-2013, and newer developments generally required significant gap financing from a public agency, philanthropy, or a motivated private developer, primarily due to a change in Prevailing Wage Requirement changes.
- ECE operations in co-located developments that serve low-income children commonly use Head Start, Oregon Pre-K (OPK), or Preschool Promise dollars. These programs are attractive to operators and developers because they guarantee base funding levels that are more predictable despite day-to-day or month-to-month fluctuation in enrollment. The few instances found of private, unsubsidized ECE providers operating within housing developments involved high tuition rates and were primarily catered to middle- and upper-income families.
- Nonprofit developers and housing authorities tend to own most of the co-located properties around the state. Several for-profit developers interviewed expressed strong interest in co-locating ECE, but have experienced troubles related to financing gaps, identifying providers to partner with, and navigating Low Income Housing Tax Credit regulations related to community service facilities.

## **BARRIERS TO CO-LOCATION**

- Financing - development is generally limited to Low Income Housing Tax Credit program (LIHTC) as the primary development tool – though even in this program there are regulatory considerations and costs factors that must be considered
- Operational / Capacity constraints, largely due to timing commitments not being aligned between ECE projects and affordable housing developments (specifically housing commitments must be made prior to construction whereas most ECE operational commitments can't be made that far in advance.
- Rural capacity constraints – finding contractors, architects with ECE experience, even a housing developer experienced in navigating state funding is difficult in rural and low density-rural areas
- There is no centralized informational source tracking development pipelines or providing technical assistance to co-location projects



## **NEXT STEPS**

The LIIF study commissioned by OHCS and the Department of Education, Early Learning Division is the first big step in creating a pathway for co-location. The information provided to the HSC today is informational in nature and will guide OHCS and DOE in establishing a framework for a program that will incentivize co-location developments. The framework will be developed with continued stakeholder and partner feedback and will likely be designed to entice additional public, private and philanthropic investments. This framework will be presented to the Emergency Board along with a request to release the 10 million dollars in seed this new program.







Date: March 4th, 2022

To: Housing Stability Council Members  
Andrea Bell, Acting Executive Director

From: Jill Smith, Interim Director, Housing Stabilization Division  
Mike Savara, Assistant Director of Homeless Service  
Jovany Lopez, Homeless Services Section Program Analyst  
Patricia Akers, Homeless Services Section Program Analyst

Re: Shelter Funding Update

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**Purpose: To provide a briefing on shelter resources to support people experiencing homelessness. No HSC decision to be made.**

**Background:**

As we enter the second winter of the COVID-19 Pandemic and continue to experience adverse weather conditions, it is critical to continue increasing the ongoing support and expansion of shelter services to people experiencing homelessness. The COVID-19 Pandemic has forever shaped the way we look at shelters and has forced us to reimagine what it means to meaningfully engage with the community to serve those that are at most in need. Historically, Oregon has had one of the nation's highest rates of unsheltered homelessness, coupling that fact with COVID-19 distancing requirements and health precautions have continued to support an environment in which homeless Oregonians continue to live without the necessities and pathways to improved quality of life and stable housing.

In the COVID-19 environment, we continue to see the effects that a pandemic has on the way shelters offer services. Due to the recommended health guidelines, the already limited shelter space has become scarcer, people that have high-risk medical conditions are choosing not to enter shelter space and are not requesting services out of fear that they may also become infected. The need to professionally staff shelters to meet the demand of the new environment is higher than it has ever been before. In addition to those existing conditions, we also have a looming concern regarding the potential gap in support that may widen once emergency rental support comes to an end.

OHCS knows that shelter, in and of itself, is not the way to end homelessness. These investments in shelter help to keep vulnerable Oregonians alive, warm and engaged in vital services. We also know that *housing is the key to ending homelessness*. To that end, we seek to bring more focus and attention to the development of **housing-focused shelter** interventions, a promising practice that builds on the wide-spread use of Housing First Approaches to successfully end homelessness for diverse populations across the globe. We are excited to bring more technical assistance, training and concerted investment in this important work to ensure our shelter system drives households toward the outcome of permanent, affordable housing with proper supports for sustainability.



## **Existing Shelter Resources:**

OHCS HSS administers the Emergency Housing Assistance (EHA), State Homeless Assistance Program (SHAP), and Emergency Solutions Grant (ESG) programs which have existing resources that have been allocated to CAAs as part of biennial funding streams. These programs provide support against the increased need for sheltering during pre-crisis response. However, these funds have not been sufficient to meet the ongoing demand for support in the past and are certainly not enough during COVID-19 as both shelters' needs and costs have increased. Additionally, we know that shelter is not the solution for homelessness, it is simply one tool amongst many that we need to consider. Housing and housing stability services are the key to effectively ending homelessness, which is why we are excited about continuing to blend the resources that we have been administering with these new programs. Additionally, the Eviction Prevention resources that the Legislature allocated in the December Special Session are being used to provide critical shelter diversion resources for people who are facing eviction or are in need of resources to be re-housed after an eviction. By connecting our homeless response efforts with our homelessness prevention efforts, we create a more seamless and effective system for the Oregonians who depend on them.

## **21-23 Biennium Shelter Investments**

### *Out of the Cold*

OHCS has received \$25 million dollars in Shelter Infrastructure and Operations through House Bill 5011. This funding source is imperative to ensuring that Oregonians who are most vulnerable have access to safe space for rest and reprieve while they pursue housing and supportive services.

Of those funds received, \$10 Million has been allocated to continue the support of the Out of the Cold investment model that OHCS previously received funding for winter shelter needs. This funding opportunity was delivered via the Master Grant Agreement process to Community Action Agencies to ensure expedient delivery of the funds throughout State. The program is designed and is intended to allow funds to pay for shelter infrastructure which includes renovations, retrofits, and conversions. The funds also allow for the implementation and use of new models of shelter such as Conestoga Huts or Pallet Shelters. This funding source is flexible and can also pay for the operational shelter needs such as staffing, services for rental assistance to move out of the shelter, and outreach services to assist people living outside.

Of note, OHCS recognizes that investments like these winter shelter opportunities need to incorporate more planning and lead time for local communities to implement strong programs and partnerships. The late release of these funds made planning difficult this year and while these are one-time only funds, we have appreciated the feedback from partners about the necessity of proper planning time.



## ***Project Turnkey Growth & Support***

From the \$25 million dollars that OHCS received, \$5 million dollars have been allocated to the support of the [19 Project Turnkey sites](#). Project Turnkey is a state-level program that focuses on the acquisition of motels and hotels in Oregon for use as non-congregate shelters during the pandemic and as cost-effective units to help build the State's long-term affordable housing stock.

This funding opportunity will be delivered via the Application for Funding process to the existing project sites. The additional funding will further bolster existing resources and aid in long-term sustainability.

Allowable uses of funds include emergency shelter activities that are designed to increase the quantity and quality of temporary shelters through the renovation of existing shelters or conversion of buildings to shelters, operating shelter costs, providing essential services, and outreach and housing placement services as described below.

Additional allowable use of funds includes street outreach activities that are designed to meet the immediate needs of those experiencing homelessness in unsheltered locations. Rapid rehousing activities that are designed to move people experiencing literal homelessness into permanent housing as quickly as possible with component services and assistance consisting of short-term/long-term rental assistance, rental arrears, rental application fees, security deposits, advance payment of last month's rent, utility deposits and payments, moving costs, housing search and placement, housing stability case management, mediation, legal services, and credit repair.

### ***Looking forward***

Lastly, from what would be remaining of \$25 million, \$10 million have been allocated for a potential Competitive Funding opportunity in Spring of 2022. However, OHCS continues to examine alternative methods of delivering these funds given the timelines and intent of these funds to advance strategic methods for improving shelter access and quality across the State. We believe that it is incumbent on us to begin to set the groundwork for bringing more providers and networks into relationship with OHCS, and that by establishing connections to different systems that support specific communities that experience homelessness at disparate rates, we can begin to make headway toward closing these longstanding gaps in services.

This examination process is part of our commitment to equity and racial justice and the importance of creating equitable access to services and resources for all communities, especially those who have been historically and presently marginalized by systemic racism and racist housing policy. We seek to live out our values in this allocation of resources through a concerted effort to create pathways of access and lower barriers to participate in funding opportunities. Our Equity and Racial Justice values drive engagement with community as well as our decision-making processes. We both value and need the wisdom and engagement of those most impacted to help chart our path to solving these momentous problems.



As an example of what is driving these decisions, OHCS is looking at available data and demonstrated need, specifically the over-representation of American Indian/Alaska Native Oregonians who are experiencing unsheltered homelessness at rates far higher than other groups. Additionally, the [House Bill 2100 Taskforce](#) found that this population is represented in homelessness more **than four times their share** of the total state population. These findings are not new knowledge, and we recognize that many communities of color experience homelessness at disparate rates than their white peers due to longstanding racist policies and practices imbedded within the housing continuum. OHCS is looking at the potential of using these funds in an alternative to a single competitive process to target several key “networks” to build a system for funding homeless services that supports the needs of those who are most impacted while building system capacity in organizations who have less history with operating OHCS Shelter Funds. We plan to make key decisions on this remaining funding within the coming weeks and look forward to feedback and input from the Council.

OHCS is currently planning to allocate this remaining funding to three key networks that will serve key priority populations and expand our network of service delivery partners and projects. We are looking at a direct allocation of formula funding to the Nine Federally Recognized Tribes, to help support the ongoing and demonstrated needs for housing and shelter support for American Indian/Alaska Native Oregonians. We are also looking at a partnership with the Oregon Department of Human Services (ODHS) Youth Experiencing Homelessness Program that would allocate funds to a Direct Cash Transfer Pilot Project and their existing network of Youth Homeless Services Providers. This investment in Youth Shelter needs will pair with our Long-Term Youth Rental Assistance needs, to ensure that Youth have the services they need to survive while experiencing homelessness as well as thrive while in housing. Lastly, the needs of people who are experiencing long bouts of homelessness with co-occurring disabilities such as behavioral health or medical conditions are paramount to our plans. We plan to allocate funds to a network of Navigation Centers to improve access to multiple different key services for this population with complex care needs.

### **Partner Collaboration and Coordination**

OHCS continues to work closely with our sister state agency partners, local public health officials, and homeless service providers to share information on best practices, assess local needs, and coordinate shelter response.

### ***Culturally Specific Organization and Tribe Partnership Requirement***

In the Winter of 2020 and again in 2021 OHCS has chosen to require that the *Out of the Cold* program be delivered in collaborative partnership with Culturally Specific Organizations or Federally Recognized Tribal Governments. We must focus on those who far too often have not had access to housing and shelter resources and are vastly over-represented in our datasets on who experiences homelessness, namely, people of color. OHCS will not release funding to Community Action Agencies without a dedicated plan to partner with specific agencies that represent these communities. The partnership must also involve a funding relationship, to ensure that those who are offering their expertise and wisdom are appropriately compensated for their time. The roles that Culturally Specific Organizations or Tribes play will vary greatly across the State, and we



look forward to hearing the creative, innovative strategies that our partners on the ground will bring forward.

These partnerships are critical tools to ensure that communities of color have access to vital housing resources. The importance of ongoing, recurring funding to these organizations is paramount to successful and rapid responses for winter sheltering needs. OHCS provided connections, introductions and technical assistance on contracting methods and strategies to ensure that the tight timeline allowed for strong partnerships to be developed. We recognize that in some parts of the State, the partnership options were more limited because of the historical lack of investment in Culturally Specific Organizations. We continue to seek ways to fund these types of interventions in the future to invest and build up more organizations that have specific expertise in serving communities of color.

### **Alignment with the Statewide Housing Plan**

#### **Priority: Equity and Racial Justice**

Homelessness affects BIPOC and LGBTQ+ populations disproportionately and a key component of the winter and severe shelter response is to lead with equity and racial justice. The Winter Shelter Investment - Out of the Cold contains a requirement to utilize Culturally Specific Organizations and Federally Recognized Tribal Governments as partners in delivering these shelter and support dollars. OHCS believes that requiring active partnerships that reflect a funding relationship between the CAA and the Culturally Specific Organization or Tribe is a concrete step to incorporating equity and racial justice into the execution of shelter response throughout the state. We believe that investing in targeted approaches to ensure specific populations and providers have the resources and supports they need will yield greater results and parity for more Oregonians who are facing housing instability and homelessness.

#### **Priority: Homelessness**

Winter and severe weather shelters provide necessary and lifesaving services for people experiencing homelessness. Shelter resources and services described above coincide with the broader goals to address and end homelessness which has been outlined in the statewide housing plan. By proactively increasing resources to the Oregon shelter system, providers can better prepare and mobilize to meet the increasing demand of people experiencing homelessness.

#### **Priority: Permanent Supportive Housing**

N/A

#### **Priority: Affordable Rental Housing**

N/A

#### **Priority: Homeownership**

N/A



## **Priority: Rural Communities**

Rural communities often lack historic infrastructure investments into their shelter systems necessary to support and serve people experiencing homelessness in their communities. The infusion of additional resources and the expectation of a collaborative approach with local CSOs/CBOs described above are critical to making improvements to the rural shelter system as a whole. According to available data, we know that rural communities have high numbers of people experiencing homelessness and need additional resources to invest in support systems. These new funding streams will allow opportunities for rural communities to reinforce shelter infrastructure to meet the immediate needs of their communities during and beyond the pandemic all the while being able to provide safe social distancing options where previously none may have existed.

### **Housing Stability Council Involvement and Next Steps:**

No HSC decision needs to be made at this time.





Date: February 28, 2022

To: Housing Stability Council  
Andrea Bell, Acting Executive Director

From: Ryan Flynn, Assistant Director of Disaster Recovery and Resilience  
Alex Campbell, Chief External Affairs Officer, Disaster Recovery and Resilience

Re: CDBG-DR/MIT Action Plan Public Engagement Plan

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Purpose: This is an informational briefing for the Council. The Disaster Recovery and Resilience team is seeking informal input from Council regarding the appropriateness of the Community Development Block Grant-Disaster Recovery/Mitigation (CDBG-DR/MIT) engagement approach, particularly in terms of level of effort, methods, and goals.

Background

The Labor Day 2020 fires destroyed over 4,300 housing units: 2,500+ in Jackson County; 700 in Marion/Linn County; over 600 in Lane County; and almost 300 in Lincoln County; with the remainder spread across Douglas (138), Clackamas (62) and Klamath (11) Counties. About 10,000 individuals were displaced from their homes; the estimated cost to rebuild this housing is over \$1.3 billion. Insurance benefits are already and will continue to fund much of the rebuild. However, FEMA beneficiary data indicates—at a very minimum—there were over a thousand home-owner survivors (manufactured and “stick built”) who did not hold insurance on their residence. The many survivors that did not apply to FEMA because they did not qualify based on citizenship/immigration status limits – a population central to who we want to serve in recovery - almost certainly were less well-insured than the households represented in the FEMA data, but unfortunately, due to the very nature of the problem, exact data is lacking. Furthermore, even for those manufactured home owners that were insured, there is a large gap between a typical manufactured home’s insurance loss value and the cost to actually replace a unit in today’s market.

FEMA Individual Assistance (IA) awards were capped at \$35,000 per household and SBA loans were offered to some survivors. Together FEMA IA awards for structural damage and SBA loans to individuals together amount to less than \$60 million. The Oregon legislature has taken unprecedented steps, allocating over \$200 million of state funding to assist with wildfire housing recovery.<sup>1</sup>

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<sup>1</sup> This total includes \$150 million budgeted to OHCS for wildfire recovery, which is being spent on multiple efforts, such as affordable multi-family residential construction, manufactured home replacement, and housing navigation

US Housing and Urban Development (HUD), at Congress' direction, has awarded the State of Oregon \$422 million to support individual and community fire recovery efforts. After addressing unmet needs for Public Housing, Affordable Housing, and housing for vulnerable populations, these dollars may also be allocated proportionately to remaining needs in the areas of housing, infrastructure, and economic revitalization. Seventy percent of expenditures must benefit low-to-moderate income persons or households (defined as earning 80% or less than area median income, adjusted for household size). In addition, a minimum of \$55 million must be used for mitigation activities, which can be stand-alone projects or incorporated in expenditures on housing or infrastructure.

In order to develop an Action Plan that complies with HUD requirements and is tailored to best address Oregon's remaining recovery needs, OHCS staff propose two rounds of public engagement prior to publication of a draft Action Plan.

### HUD Requirements

HUD engagement requirements focus primarily on a 30-day public comment period during which members of the public are invited to comment on a draft Action Plan. The state is required to actively promote this opportunity, to affirmatively invite comment, host key information on a website, hold at least one public open house to present the draft and to respond to all comments received.

Staff is proposing a series of steps to engage members of the public and key stakeholders much earlier in the process in a way that will help inform the development of the Action Plan.

### Purpose of Public Engagement

Drawing an expansive circle of those involved in important public decisions is part of the "The Oregon Way"; providing an opportunity to provide input improves the quality of decisions and public satisfaction with those decisions. The State's and OHCS's commitments to equity and racial justice require reaching out, in particular, to communities that have not traditionally been included in such conversations. Without understanding the situation from the perspectives of those who have suffered the greatest impacts of the disaster—and face the greatest challenges in recovering from it—the authors of the plan cannot hope to adequately live our stated values around equity and racial justice or address the particular needs of what HUD refers to as the most "vulnerable populations" and "historically underserved communities."

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assistance to survivors; \$25 million provided by the E-Board to the Housing Authority of Jackson County; allocations to the Oregon Department of Environmental Quality, Department of Consumer and Business Services, and Oregon Department of Energy to assist with septic system repair and well replacement, home hardening investments, and energy efficiency incentives, respectively. The legislature also provided \$30 million in project "Turnkey" funding to convert motels to affordable rental housing in wildfire-impacted regions.



HUD requires the State to develop an Action Plan that responds to an analysis of remaining unmet needs. A critical element of the engagement process will be “ground-truthing” the initial HUD-required data-driven unmet needs analysis.

OHCS staff will directly involve participants in the most important decisions, including resource allocation. While HUD and State expectations are clear that the core of the plan must address housing needs for low- and moderate-income households or individuals, 30% of expenditures can be spent in ways that do not exclusively benefit low-/moderate-income populations. (If the State documents the need to do so, a waiver could be requested from HUD to direct more spending to community-based efforts or support for individuals that do not meet the low-/moderate-income requirement.) Within CDBG-DR rules, the State retains significant ability to dedicate resources in multiple ways, such as to:

- ◆ Maximum generosity to very low- or low-income populations.
- ◆ Providing some resources to wildfire survivors struggling with recovery that may exceed the primary income threshold. For example, the State could justify making some benefits available to uninsured or under-insured households with incomes between 80 and 100 or 120% of area median income (AMI). For reference, 80% of AMI in Jackson County is \$38,300 for an individual, or \$49,200 for a family of three.
- ◆ Resources for investments in improved public infrastructure.
- ◆ Economic revitalization through assistance to small businesses or investments in the commercial cores that were wiped out by the disaster.

Public engagement efforts will also be structured to involve participants in critical program design decisions, including considerations of trade-offs between different “methods of distribution,” i.e., direct delivery of programs by the State versus making awards to local government or non-profit agencies to carry out programs. One specific element of program design is access, which is a key component of OHCS’s focus on ability to meet our Equity and Racial Justice goals.

### Engagement Strategies

#### *A. Stakeholder Mapping / Directed Outreach*

The goal is to reach a broad cross-section of the population and organizations directly impacted by the fire to benefit from their perspectives and experience. Therefore, much of the outreach will be structured as small discussions that provide sufficient time and multiple methods for participants to inform OHCS staff.

A critical first step to carrying out this kind of engagement is to define communities and perspectives that must be included, in addition to conducting outreach in each of the geographic areas most impacted by the fires. The effort will include specific outreach to the following:

- ◆ State agencies (intensive consultation already complete)
- ◆ Oregon’s 9 Federally Recognized Tribes
- ◆ Local governments (several City Council and County commission meetings already scheduled)
- ◆ Organizations that advocate on behalf of members of protected classes, vulnerable populations, and underserved communities impacted by the disaster (Discussions underway with *Unete*, *Coalición Fortaleza*, *Unite Oregon*, and Oregon Human Development Corporation about contracted focus groups.)
  
- ◆ Federal partners
- ◆ Nongovernmental organizations (such as AARP, Community Alliance of Tenants, Fair Housing Council)
- ◆ Private sector

#### *B. Survey*

To help ensure maximum participation and incorporate feedback from people not likely to join a meeting, the above efforts will be supplemented by an electronic survey.

#### *C. Messaging*

As engagement is carried out, OHCS representatives will be very clear and explicit about several items:

- ◆ OHCS commitment in prioritizing equity and racial justice, in general, and specifically housing for vulnerable populations & historically underserved communities.<sup>1</sup>
- ◆ The areas of flexibility and limits to that flexibility there are under HUD rules to consider other needs.
- ◆ The Action Plan can and will likely be modified in the future. The draft Action Plan is a starting point.

In order to carry out discussions in a respectful and trauma-informed approach, communications must be clear and provided (not translated) in participants preferred language. Information must be presented in digestible formats. Participants will be compensated where necessary and appropriate for their contributions. Presentations must account for and include information that has already been collected by local partners, particularly LTRG needs assessment surveys and surveys conducted by community-based organizations.

#### *D. Open House/Public Comment Period*

HUD requires at least one Open House to be held during the Public Comment Period. To provide accessible options, OHCS would offer a virtual Open House and in-person Open Houses in the most impacted communities.

## 1. Marketing Methods

Multiple channels will be used to announce opportunities for engagement through polling or in person testimony. OHCS has already set up a website where members of the public can sign up for announcements about CDBG-DR Action Plan development. In addition to notices to that list, the Agency will pursue multiple avenues to drive participation, including:

*Press releases*

*Media interviews*

*Social media*

*Website*

The first press release is scheduled for March 8 to announce the initiation of the engagement process.

All materials will be made available in Spanish and English—and other languages as/when those are identified through conversation with community partners.

### Decision-Making

To provide transparency and accountability, the most impactful decisions about the Action Plan including resource allocation cannot be made by staff alone. The Action Plan will be presented for approval to the Housing Stability Council (HSC) in May for approval. This is the essential policy document that sets all key parameters for CDBG-DR expenditure. Any future substantial amendments to the Action Plan would also be brought to the HSC for approval.

To ensure alignment between the developing policy framework, staff propose the use of an *ad hoc* sub-committee of the Housing Stability Council. Membership would be based on self-selection by the HSC and ideally include some additional ex officio members (such as legislators or local elected officials). The composition of this ad hoc committee might include:

1. At least 2 members of the Housing Stability Council
2. OHCS Equity, Diversity and Inclusion Officer
3. A member of the Governor's Racial Justice Council
4. A member or leader of a culturally-specific CBO working on disaster assistance
5. A member of each house of the Oregon legislature
6. A County Commissioner
7. A Mayor
8. An LTRG Chair or Executive Director

This *ad hoc* committee would meet in late March/early April in a workshop-style session to (A) review the findings of the first round of public engagement (focused on unmet needs); (B) affirm and/or adjust a proposed resource allocation among key expenditure areas; (C) review

and provide recommendations on an initial slate of proposed program; and (D) adopt key performance metrics.

Based on input from both the Housing Stability Council and the *ad hoc* sub-committee, the sub-committee could be reconvened at regular intervals to review progress on implementation, review key performance metrics, and review and refine any proposed plan amendments prior to presentation to the HSC.

### Timeline

Unfortunately, the CDBG-DR policy guidelines were only released the first week of February—and with the target of submitting the Action Plan to HUD for review on June 8—plan development will be on a very compressed timeline. In order to have the draft plan translated, to hold a 30-day public comment period, and to be able to respond to all public comments by June 8, a written draft of the plan must be completed by mid-April. As such, staff will be working very intensively on a compressed timeline for roughly six weeks, conducting public engagement and plan/program development simultaneously. It's important to remember that HUD allows, and frankly expects Action Plan amendments. OHCS intends to balance speed in recovery with inclusive dialogue and programming, leaning heavily on this ad hoc sub-committee (workgroup) for guidance, to limit unintended consequences of well-intended programs.

In rough terms, the public/plan development will occur in phases:

March 7 - 25:

Public engagement focus will focus primarily on reviewing the guiding values for resource allocation and the unmet needs assessment.

Technical team focus on incorporating regionally-provided data in needs assessment and preliminary program design.

Week of March 28: Ad hoc committee meeting on resource allocation.

April 1 – 15:

Public engagement focus on program proposals/refinement.

Technical team focus on Action Plan document preparation and incorporating program refinement feedback.

April 16-May 1:

Public engagement focus on sharing key elements of draft plan to general public and stakeholder groups. Marketing comment period & comment methods/opportunities.

Technical team initiation rule-making processes.

May 1 – May 30: Public comment period

Public engagement team holding virtual open houses (statewide: 1 in English; 1 in Spanish) and 4-7 in-person open houses in regions.

Technical team addressing comments as they come in, developing Final Action Plan format/document.

June 1 – June 8:

Technical team: Completing comment responses & translation of edits for Final Action Plan submission to HUD on June 8.

**Budget**

<b>Item</b>	<b>Quantity /Cost</b>	<b>Total</b>
ICF Technical Support/Document Production <sup>2</sup>	Time & Materials	\$30,000
Culturally-Specific Focus Groups (including participant compensation)	12 @ \$2,000	\$24,000
Translation of Action Plan	\$150/page @100 pages	\$15,000
Translation of other materials	\$150/page @ 25 pages	\$3,750
Interpretation for Virtual Town Halls (ASL)	\$500 @ 2	\$1,000
Interpretation for In-person Town Halls	\$1750 @ 0-2	TBD
<i>Total:</i>		<i>\$73,750-77,250</i>

**Appendix: Examples of meetings identified/targets for Round 1**

March 2 - City of Talent City Council

March 4 - Catholic Charities DCMs

March 7 - City of Phoenix City Council

March 7 - Holiday Fire Recovery Coordination – Human Services & Housing

March 8, 9, or 10 – Focus group discussions organized/in partnership with Unete

March 8 Lincoln LTRG 2-3 PM

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March 9 – Hispanic InterAgency Coalition (Jackson County)

March 16 -- McKenzie Disaster Recovery Collective (Community & County Led)

March 18 – Jackson County Long Term Recovery Group

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**<sup>i</sup> Vulnerable populations:**

A group or community whose circumstances present barriers to obtaining or understanding information or accessing resources.

**Underserved communities (required to prioritize these communities for infrastructure and economic revitalization programs):**

Refers to populations sharing a particular characteristic, as well as geographic communities, that have been systematically denied a full opportunity to participate in aspects of economic, social, and civic life. Underserved communities that were economically distressed before the disaster include, but are not limited to, those areas that were designated as a Promise Zone, Opportunity Zone, a Neighborhood Revitalization Strategy Area, a tribal area, or those areas that meet at least one of the distress criteria established for the designation of an investment area of Community Development Financial Institution at 12 CFR 1805.201(b)(3)(ii)(D)



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Date: February 28, 2022

To: Housing Stability Council  
Andrea Bell, Acting Executive Director

From: Ryan Flynn, Assistant Director of Disaster Recovery and Resilience

Re: Establishing metrics for CDBG-DR/MIT Action Plan

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### Equity in Disaster Recovery

A growing body of research and experience acknowledges that natural disasters and associated recovery efforts, in total, tend to exacerbate pre-existing inequities. This is true for at least two reasons (1) low income and households of color, due to structural racism and generational poverty, live in locations and housing that is more vulnerable to natural disasters and (2) public recovery efforts are often both formally more generous to more privileged groups and are often complex to navigate, which often results in higher socio-economic status groups successfully applying for and receiving a higher proportion of benefits to which they are entitled than other groups facing language barriers, with less education, or have less ability to put aside day-to-day responsibilities to focus on working through a complex bureaucracy.<sup>1</sup>

In the case of the 2020 wildfires in Oregon, these general patterns were realized in a number of ways. In the Almeda Fire in Jackson County, over 60% of the 2,500 housing units destroyed were manufactured homes. The residents of these parks were disproportionately Latine and included many farmworker families.

Access to benefits, particularly federal benefits, has been dramatically uneven between impacted populations of the 2020 wildfires. For instance, community members who were sharing housing, living in nontraditional residences, and/or renting/sub-letting on an informal basis and therefore could not provide evidence that they were displaced by the disaster, for example in the form of a rental agreement, were often deemed ineligible for FEMA assistance. According to a survey of 101 individuals served through the Phoenix Fire Relief Center in Jackson County, of which 65% identified as Hispanic/Latine, almost 20% reported that they did

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<sup>1</sup> See <https://www.urban.org/research/publication/insult-injury-natural-disasters-and-residents-financial-health> and <http://www.juniahowell.com/natural-disasters> .

not apply for FEMA assistance because they were “couch surfing” or did not have a rental agreement to present.<sup>2</sup>

In addition, many impacted Latine community members did not apply for FEMA assistance because legal, documented residency status was a requirement to qualify. For families with mixed residency status, which technically were eligible to qualify, many households still chose not to apply because of fears that personal information could be shared with the Department of Homeland Security or other federal agencies. To recall, two men were arrested by Immigration and Custom Enforcement (ICE) in Bend on their way to work in August 2020, less than a month before the 2020 wildfires struck. The incident received a lot of press and public attention and high-lighted that the Trump Administration’s anti-immigrant rhetoric was being translated to action on the ground. In addition to fear of deportation, potential applicants had to consider the risk of potentially losing the ability to become naturalized citizens in the future (under what are commonly referred to as “public charge” rules).

The complex system to access disaster recovery funding makes it especially difficult for people without adequate resources, people for whom English is not their first language, and people without citizenship. Fortunately, CDBG-DR funding is more flexible than FEMA resources in terms of restrictions in relation to residency status—and, in many cases, may be far more generous than FEMA Individual Assistance (IA). HUD does not require the verification of legal status for beneficiaries of the program. The cap on FEMA IA awards for “structural damage,” i.e. replacement of a home, for this disaster was \$35,000.

Direction from the leadership of the State of Oregon and OHCS is clear: take affirmative steps to advance equity through funding decisions, program design, and community engagement. Fortunately, direction from the US Department of Housing and Urban Development (HUD) published in the federal register outlining requirements for the recent CDBG-DR award for the 2020 wildfires aligns well with these values as espoused by the OHCS Statewide Housing Plan, principles articulated by the Governor’s Wildfire Economic Recovery Council, and the goals of the Oregon Disaster Housing Task Force.

HUD guidance directs the State to:

- ◆ Spend at least 70% of funds to benefit “low and moderate income” individuals, defined as households earning less than 80% of area median income, adjusted for family size.
- ◆ Describe how the Action Plan will address unmet needs associated with Public Housing, Affordable rental housing, and housing for vulnerable populations.<sup>3</sup>

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<sup>2</sup> “In Our Own Voices Report 2021,” Summary of in-depth survey responses collected at the Phoenix-Talent Fire Relief Center located in Phoenix Oregon between March and June 2021, published by SO Health-E, Rogue Action Center, and Rogue Climate.

<sup>3</sup> A group or community whose circumstances present barriers to obtaining or understanding information or accessing resources.



- ◆ Describe how proposed programs, selection criteria and other actions can be expected to advance equity for protected class groups.
- ◆ Overcome prior disinvestment in infrastructure and public services for protected classes when addressing unmet needs.
- ◆ Enhance accessibility of disaster preparedness, resilience and recovery services for individuals with disabilities.
- ◆ Prioritize “historically underserved communities” when selecting infrastructure or economic revitalization projects.
- ◆ Consider and take steps to avoid any programs or policies that could exacerbate environmental justice concerns.
- ◆ Affirmatively further fair housing, i.e., actions to “overcome patterns of segregation and foster inclusive communities...”

The Housing Stability Council has made clear the importance of defining key equity metrics of success early on in the development of the CDBG-DR/MIT Action Plan. This directive is consistent with the recently completed OHCS Racial Equity Analysis Toolkit, with the understanding that equity metrics may evolve and change over the course of program design and potentially even implementation.

#### Baseline Population

Setting equity inclusion metrics for a set of programs to support recovery for the 2020 wildfires is complicated by several factors. First, each of the major fires each had a distinct foot-print and impacted populations with quite varied characteristics. Second, particularly for people who were most disparately impacted, there are still a lot of unknowns about the universe of the population directly impacted by the wildfires. There is no single registry of survivors that is anything close to complete. For instance, in addition to the barriers that discouraged FEMA registration for persons with concerns about residency status discussed above, FEMA did not collect data on race and ethnicity for Individual Assistance applicants for these disasters.

The best estimate/approximation of the impacted populations are demographic “snapshots” developed by Office of Emergency Management using a GIS-based tool overlaying the fire perimeters with Census Block Groups and American Community Survey data. There are, of course, a number of limitations with this data, including: (a) under-counting that is almost inevitable with populations that are suspicious of government authority or highly mobile; and (b) the fact that not all structures within the fire perimeters were destroyed. However, the results presented below do remain our best available estimates of some of the key demographics and economic information available on the populations impacted by the major 2020 fires.

*Individual Demographics*

	County	Tot. Population	Pct of population 65+	Pct Speak Language Other than English at Home	Pct Don't Speak English/Speak English Not Well
242 Fire	Klamath	140	29.3%	7.9%	0.0%
Almeda	Jackson	7,057	29.0%	17.4%	4.1%
Archie Creek	Douglas	565	24.2%	3.7%	0.9%
Beachie Creek & Lionshead	Marion/Linn	2,723	24.7%	5.2%	0.2%
Echo Mtn Complex	Lincoln	1,546	25.6%	4.2%	0.0%
Holiday Farm	Lane	1,751	29.2%	3.4%	0.0%
Riverside	Clackamas	934	16.1%	9.5%	1.3%
South Obenchain	Jackson	689	26.0%	1.5%	0.0%

*Household Economic Characteristics*

	Median HH Income	Median Home Value	Pct HH Receive Food Stamps	Pct HH Below Fed Poverty Line
242 Fire	\$37,860	\$243,750	23.1%	20.0%
Almeda	\$42,494	\$86,922	24.8%	17.4%
Archie Creek	\$56,615	\$271,354	11.5%	6.3%
Beachie Creek & Lionshead	\$58,500	\$286,475	19.3%	9.3%
Echo Mtn Complex	\$43,133	\$164,024	21.1%	13.1%
Holiday Farm	\$61,287	\$411,940	17.2%	11.5%
Riverside	\$74,631	\$395,588	14.7%	12.4%
South Obenchain	\$55,540	\$383,333	17.9%	10.1%

*Destroyed or “Major Damage” Housing Units*

County	Single Family	Multi-family Units	Manufactured Homes	Destroyed/ Damaged Homes
Clackamas	62	0	0	62
Douglas	126	0	12	138
Jackson	619	328	1,561	2,508
Klamath	11	0	0	11
Lane	546	0	69	615
Lincoln	65	0	223	288
Linn	71	0	0	71
Marion	629	0	0	633
<b>Total</b>	<b>2,133</b>	<b>328</b>	<b>1,865</b>	<b>4,326</b>

Consultation with local and tribal governments along with organizations working in disaster declared counties will supplement these data sets greatly. For instance, the Long-Term Recovery Groups (LTRGs), which are coalitions of local government agencies and non-profit organizations assisting individuals in disaster recovery, are conducting survey-based unmet needs analyses. As these data become available, they may paint a much more detailed picture—and one that is more relevant in that those included are still present in their communities and engaged with the community-based providers of services. Additional data that will be incorporated into the unmet needs analysis includes surveys carried out by Unete and Casa of Oregon focusing on the farmworker population in Jackson County and Department of Human Service’s soon-to-be published demographic description of the state shelter mission population. Public engagement during the development of the Action Plan will include targeted efforts to reach vulnerable populations and underserved communities. Discussion of available data, and appropriate metrics is central to that effort.

HUD Reporting Requirements

The Federal Register outlines the HUD Demographic Reporting Requirements for CDBG-DR/MIT:

<u>Race and Ethnicity (Percent Non-White)</u>	<u>Percentage of Persons with Disabilities</u>
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<u>Percent Low to Moderate Income (80% AMI, adjusted for household and location)</u>	<u>Percentage of Persons belonging to other federally protected classes (familial status, national origin, religion, sex)</u>
<u>Percent of Persons of Limited English Proficiency</u>	<u>Indigenous populations and tribal communities</u>
<u>Racially and ethnically concentrated areas and concentrated areas of poverty</u>	<u>Historically distressed and underserved communities</u>
<u>Number of SNAP participants</u>	

In addition to the above reporting requirements from HUD, there are multiple potential “axes” of equity that are potentially relevant in wildfire recovery:

- ◆ Householder status (i.e., precariously housed vs. renter vs. home-owner)
- ◆ Extent or severity of wildfire impact (net of insurance and prior benefits)
- ◆ Age/life stage (e.g., households with children, households with retired head of household)

#### Aspirational Targets vs Accountability Measures

For metrics to serve as an effective management tool there should be a shared understanding between those implementing programs and those setting policy on what the targeted level of achievement is intended to communicate. “Reach” or goals can inspire. However, if such goals are understood as a minimum performance standard that is perceived to unreachable, it can be dispiriting. Conversely, a target level set with an eye toward what is achievable could lead to a sense that the mission is fulfilled once that target level is met and that no further effort—or perhaps no further extra-ordinary effort—is required. A target in the form of a range could communicate both an acceptable level of performance and an aspirational target.

#### Efficiency Measures

Measures that focus on the speed with which programs are put into place or the proportion of dollars that reach survivors (as opposed to program activities such as marketing or assistance to applicants) can be counter-productive to other goals, such as reaching the most vulnerable populations.

#### Diagnostic Measures/Targeted Universalism

To ensure that the “DR” program is equitable and contributes to racial justice, intentional and targeted efforts in both program design and implementation to reach the most impacted populations (most particularly farmworker populations) will be necessary.

Using metrics that examine multiple dimensions of program performance may be useful to stakeholders and staff monitoring performance and adjusting implementation strategies accordingly. For instance, in relation to measures of proportion of recipients in a given category (e.g., Latine households compared to the total population), it would be helpful to know the proportion of applicants that begin an application process that (a) complete the application process and (b) are ultimately successful and receive an award; and average award received in addition to simply reporting what percentage of awardees fall in that category.

### Proposed Targets

Disaster Recovery programing will be centered around meeting the needs of agricultural worker communities who were systemically oppressed pre-fire, were disproportionately impacted by fires, and, to date, have received less government benefits post-fire. Policies will be developed that accomplish this goal by considering FEMA assistance as an element of benefit calculations (i.e., higher maximums for wildfire survivor individuals or households that were unjustly excluded from FEMA individual benefits), use of partnerships with organizations that will be most successful in providing benefits to that farmworker population, and additional efforts to incorporate voices from this community in program creation.

Possible targets for evaluating the program's overall success may be:

- ◆ Percent of individuals served by programs that face housing discrimination barriers (weighted to proportions of those populations in their county of residence or estimated fire-impacted population). An option might be to adopt a target that is a multiple of the representation of the given group in the target population, for instance, given that our best estimate of Latine residents displaced by the Alameda Fire is ~18%, the recipient target level might be a minimum of 18%, but an aspirational target of 1.5x that or 27%.
- ◆ Net positive shift of proportion of overall and Latine precariously housed and renter households to home-owner households among the population impacted by the fires.
- ◆ Proportion of infrastructure investments made to providers with verified majority low-/moderate-income service populations or historically underserved communities.
- ◆ Percent of total investments dedicated to direct production/purchase of housing for low- to moderate-income individuals.<sup>4</sup>

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<sup>4</sup> Equity & Benefit cliffs. Prioritizing vulnerable populations is clearly equitable by virtually any definition. However, a strict or bright-line means-test is less universally accepted as equitable. Should we be trying to incorporate sliding scales where possible?

## Next Steps

Some of these decisions will be difficult to make with precision until programs are more fully defined. Depending upon which programs are established and for which eligible populations, for instance, identical targets across may not be appropriate. In the Engagement Plan memo, staff proposes returning to a sub-committee of the Housing Stability Council near the end of March. At that time, appropriate metrics could be attached to specific programs.

In the meantime, staff will seek additional Technical Assistance from HUD and the Equity, Diversity and Inclusion Office at OHCS to refine proposals. Staff look forward to hearing the Council's direction on March 4 and continued discussions to ensure Oregon is leading the nation in an equitable recovery.