

OREGON HOUSING AND COMMUNITY SERVICES

Partnering to Provide Supportive Housing Services: An Introduction for CCOs to Permanent Supportive Housing and beyond.

Dana Schultz, *PSH Program Manager*

Amy Cole, *State Development Resources Manager*

Oregon Housing and Community Services

June 2, 2022



Who We Are

VISION

All Oregonians have the opportunity to pursue prosperity and live free from poverty.

MISSION

We provide stable and affordable housing and engage leaders to develop integrated statewide policy that addresses poverty and provides opportunity for Oregonians.



Working together to serve individuals, families
and communities throughout Oregon

What We Do

OREGON HOUSING AND COMMUNITY SERVICES CONTINUUM

HOUSING STABILIZATION



AFFORDABLE HOUSING FINANCE



HOMEOWNERSHIP



EQUITY AND RACIAL JUSTICE

CORE PROGRAMS

- Energy Bill Pay Assistance
- Weatherization Programs
- IDA (Asset Building)
- Emergency Housing Assistance
- Low-Income Rental Housing Fund (Rental Assistance)

CORE PROGRAMS

- 9% AND 4% LIHTC
- Permanent Supportive Housing
- LIFT Rental
- Gap Funding
- Oregon Multifamily Energy Program
- Agriculture Worker Housing

CORE PROGRAMS

- Home Ownership Assistance Program (HOAP)
- Down Payment Assistance
- Oregon Bonds Residential Loan Program
- Oregon Homeownership Stabilization Initiative
- LIFT Homeownership

[Read more about Oregon's Statewide Housing Plan](#)

STATEWIDE HOUSING PLAN PRIORITIES

Equity and Racial Justice – Advance equity and racial justice by identifying and addressing institutional and systemic barriers that have created and perpetuated patterns of disparity in housing and economic prosperity.

Homelessness – Build a coordinated and concerted statewide effort to prevent and end homelessness, with a focus on ending unsheltered homelessness of Oregon's children and veterans.

Permanent Supportive Housing – Invest in permanent supportive housing, a proven strategy to reduce chronic homelessness and reduce barriers to housing stability.

Affordable Rental Housing – Work to close the affordable rental housing gap and reduce housing cost burden for low-income Oregonians.

Homeownership – Expand homeownership for low- and moderate income Oregonians with the tools to successfully achieve and maintain homeownership, particularly in communities of color.

Rural Communities – Change the way OHCS does business in small towns and rural communities to be responsive to the unique housing and service needs and unlock the opportunities for housing development.

History of PSH at OHCS

- OHCS and OHA collaborated to create the Statewide Supportive Housing Strategic Workgroup (SSHSW) which concluded in early 2019, identifying PSH as a critical housing need across Oregon.
- Governor Brown's Housing Agenda (2018) prioritized PSH for persons experiencing chronic homelessness
- OHCS identified PSH as a priority in the Statewide Housing Plan
- 2019 Oregon Legislature provided \$50 M in Article XI-Q bonds and 400 “slots” of rental assistance and services funding (General Funds) and did so again in 2021.
- First Supportive Housing Institute (led by CSH) launched in fall 2019, first fund offering released in winter 2020
- 21-23 biennial funding brought PSH services funding from OHA to OHCS



What is PSH?

Permanent Supportive Housing or PSH is housing that is:

- ✓ Deeply affordable to households living on extremely low-incomes.
- ✓ Permanent!
- ✓ Provides comprehensive tenancy support services that can be accessed on-site and are *voluntary*.
- ✓ Prioritized to serve the most vulnerable populations experiencing homelessness.
- ✓ Rooted in Housing First philosophy.
- ✓ A proven model to effectively serve households experiencing homelessness with complex needs.
- ✓ Shown to reduce costs for health care, criminal justice, emergency services and other public systems.



The PSH Program at OHCS

Requirements:

- On-site tenancy support services
- Project-based rental assistance
- Institute participation
- Coordinated Entry, HMIS, and CoC partnership
- Serving chronically homeless households
- 30 Year Affordability Period (Dev. Capital Only)
- Rents and Income limits at 60% AMI or below
- Households cannot be charged more than 30% of their income for rent



Oregon Supportive Housing Institute

- Sponsored by OHCS, implemented by CSH
- PSH Project Teams apply via RFA, and include a Developer, a Property Manager and a Service Provider, and ideally a member with lived experience
- 5-month, 2 days a month Cohort model

The Institute Building Blocks

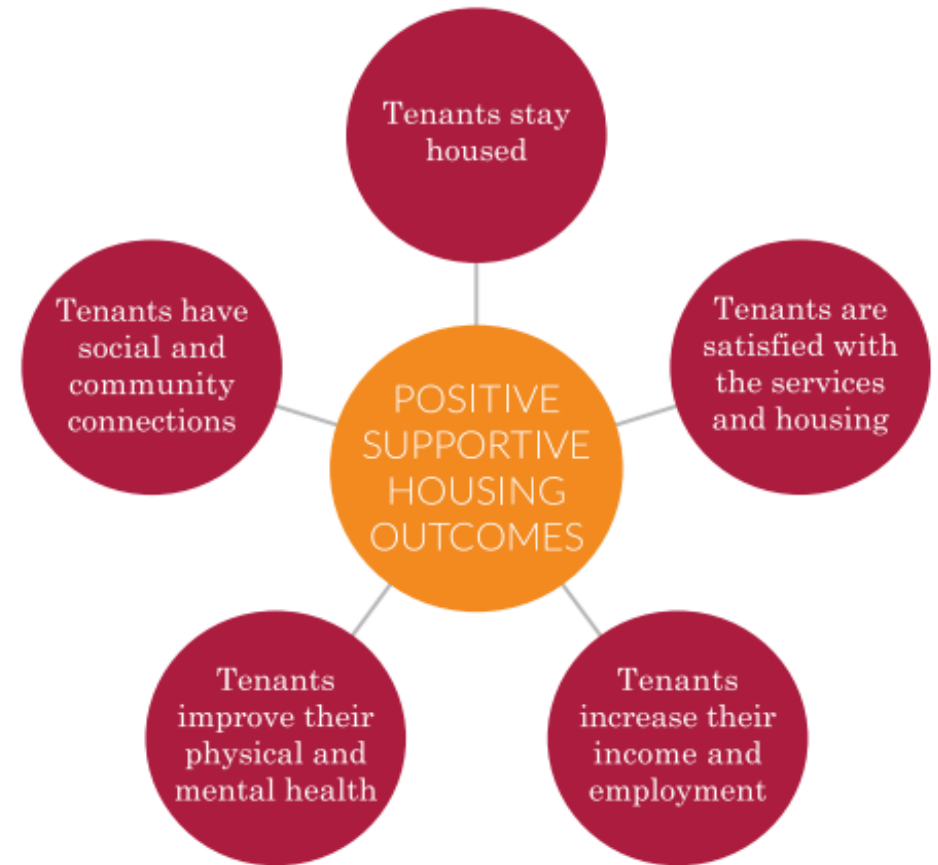


Equity Considerations in PSH

- We prioritize projects led by culturally specific organizations and projects serving historically marginalized populations for the Supportive Housing Institute.
- We allow for different tenant referral processes outside of CE in the PSH Program if the selected process is designed to address racial disparity in PSH access.
- Tribal set-aside funding in the PSH NOFA

Dimensions of Quality—All successful supportive housing projects are:

- Tenant-Centered—Every aspect of housing focuses on meeting tenants' needs
- Accessible—Tenants of all backgrounds and abilities enter housing quickly and easily
- Coordinated—All supportive housing partners work to achieve shared goals
- Integrated—Housing provides tenants with choices and community connections
- Sustainable—Housing operates successfully for the long term



What happens in PSH?

PSH Roles

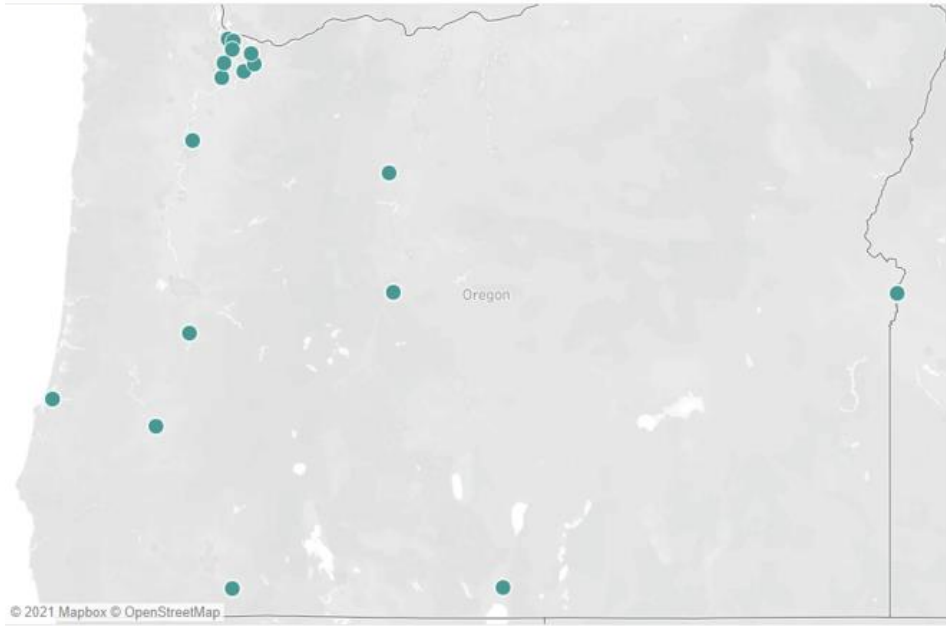
- Case Managers
- Peer Support Specialists
- Tenancy Support Specialists
- Housing Specialists
- Healthcare Navigators
- LCSW/Therapists/SUDs specialists
- THWs/CHWs

PSH Services

- Needs Assessments
- Life Skills Training
- Case Management
- Peer Services
- Health Services
- Community Building and fun!
- Lease Navigation
- Education
- Income and benefits attainment
- Food and nutrition support
- AA and NA groups
- Crisis Intervention
- Resource navigation
- Conflict Management
- Budgeting
- Parent Resources
- Household maintenance support
- Transportation support



Oregon Supportive Housing Institute Teams



Teams from Projects in:

Eugene
Roseburg
Salem
Portland
Happy Valley
Gladstone
Ontario

Bend
Tualatin
Ashland
Warm Springs
Coos Bay
Grants Pass/Medford
Lakeview

Oregon Supportive Housing Institute

18 teams have completed the Institute, increasing PSH capacity across the State!

2022 Oregon Supportive Housing Institute

- Begins May 10th
- Virtual with In-Person Project Reveal

Project Name

Owens Adair Annex
 Intrada Portland
 Third Street Commons
 Kafoury Court
 Blackberry Hill
 Polk 2.0
 Providence
 Heritage Square
 Evergreen

Location

Astoria/Clatsop
 Portland/Multnomal
 Corvallis/ Benton
 Portland/Multnomal
 Toledo/Lincoln
 Eugene/Lane
 Newberg/Yamhill
 Astoria/Clatsop
 Salem/Marion

2022 SCHEDULE	TRAINING TOPICS	Embracing a Race Equity Culture
Day 1 May 10	Introduction to the Institute, Housing First and Tenant Voice	
Day 2 May 11	Quality Supportive Housing and Project Visioning	
Day 3 June 14	Operations in the First Year; Individual and Community Resilience	
Day 4 June 15	Trauma Informed Design and Housing Retention	
Day 5 July 12	Supportive Services and Coordination	
Day 6 July 13	Property Management and Services Coordination	
Day 7 August 9	Finances Part 1: Service Budgets	
Day 8 August 10	Finances Part 2: Capital & Operating Budgets	
Day 9 September 13	Fair Housing, Coordinated Entry and Building Community Support	
Day 10 September 14	Progress Check	
Day 11 September 15	Project Reveal: Final Project Presentations to Local and Statewide Stakeholders	

New PSH Around Oregon!

We have funded 362 PSH units with PSH Program Funding. OHCS has funded 915 PSH units total since the inception of the SWHP.

The Keystone	Eugene, Lane County
Rogue Ridge Apartments	Ashland, Jackson County
Alder House	Downtown Portland, Multnomah County
Warm Springs PSH	Warm Springs, Jefferson County
Tukwila Springs	Gladstone, Clackamas County
Hattie Redmond	Northeast Portland, Multnomah County
Riverbend Place	Ontario, Malheur County
Desert Horizons	Lakeview, Lake County
Good Shepherd Village	Happy Valley, Clackamas County
Garden Park Estates	Southeast Portland, Multnomah County
Sequoia Crossing	Salem, Marion County
Tistilal	North Portland, Multnomah County
Blackberry Hill*	Toledo, Lincoln County
Evergreen *	Salem, Marion County
Kafoury Court	Northeast Portland, Multnomah County
Polk 2.0	Eugene, Lane County

* PSH serving Veterans

CCOs and Supportive Housing

- Planning & Identifying Needs:
 - Connect with your local Continuum of Care (CoC) to identify needs
 - Engage with additional service providers and affordable housing developers
- Partner to Provide Services on a PSH Project:
 - Provide funding for services positions and services activities- billable services, grants to housing providers
 - Bring healthcare access to sites for non-healthcare run facilities
 - Facilitate partnerships between healthcare providers and supportive housing projects
 - Create positions that can coordinate between members and supportive housing (i.e. housing and healthcare navigation)
- Assist in the Development of a Site:
 - Assist in acquiring or donating land for a future supportive housing development
 - Provide funding for rehab of an existing building or new construction
- Take Action:
 - Connect with a current supportive housing projects (operating or in development) on what they need (i.e. gaps in services, funding, streamlined access to mental health services)
 - Join or create a PSH Team that will address a community need