



OREGON HOUSING AND COMMUNITY SERVICES

Affordable Rental Housing Division Agency Request Budget Virtual Town Hall



May 17, 2024

Agenda

- Budget process overview
- Preservation
- Permanent Supportive Housing
- Breakout rooms
- Reconvene and wrap up

Our goal today is to listen and record feedback.

Meeting agreements for equity and inclusion

- Help foster an inclusive environment
- Stay engaged
- Speak your truth responsibly
- Listen to understand
- Be willing to do things differently and experience discomfort
- Expect and accept non-closure

Housekeeping

Team Alpha Retro #1 ★ Prime Directive Marco Araujo

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- Went well**
 - Nice work on the backend by Ana 👍
 - Team outing was great 🍷
 - Paul joined the team 😊
- To improve**
 - Developers should be close to the customer
 - Functional tests keep breaking 😞
 - Improve speed of cards getting done on Kanban
- Action items**
 - Fix flaky tests
 - Send email to customers

- This session is recorded and will be posted on the OHCS website
- Using Easy Retro boards and follow up survey to collect feedback

Budget process overview

Andrea Bell



Preservation

Natasha Detweiler-Daby



What is Preservation?

- Expiring properties at risk of loss
- Portfolio projects: Physical and financial risk of loss
- Organization and portfolio risk
- Manufactured Housing Park Preservation



Photo:
Chaucer
Court in
Portland,
Section 8
housing

Questions for Preservation breakout

- What information could OHCS use to have more predictability about the full preservation need?
 - What would incentivize information-sharing with OHCS regarding portfolio health?
 - What tools would help owners be able to address significant project physical challenges?
- What operational cost increases pose the greatest challenge to your portfolio today?
- What tools would help owners be able to address significant project financial challenges?
 - What types of tools in the market exist that can be leveraged to help support addressing significant physical or financial challenges for your portfolio? (ex: lender resources)

Questions for Preservation breakout

- We know that over the past four years there has been significant demands on property operations at a time of significant market volatility, rent collection challenges, and operational cost increases.
 - Have you invested organizational resources into projects to be able to address project operational needs?
 - What type of one-time support would be helpful to support or remedy the organization and portfolio operational impacts?
 - What factors are providing the greatest challenges for owners to sustaining healthy operations for their portfolio?

Permanent Supportive Housing

Natasha Detweiler-Daby



PSH Program eligibility and requirements

- Serves chronically homeless Oregonians
- Referred by Coordinated Entry
- ‘Housing First’ approach
- Rental assistance level based on income
- On-site supportive services
- Resources generally aligned with federal dollars and requirements



Chronically homeless

Tenants served by permanent supportive housing (PSH):

- Must meet the local Continuum of Care (Coc) definition of “chronically homeless”
- High acuity
- Earn 60% AMI or below



Photo: River Bend Place, Ontario,
OR – PSH

Questions for PSH breakout

- What are the biggest challenges in operating projects that include permanent supportive housing?
- The supportive services funded through OHCS are aligned with providing tenancy supports to residents, as needed.
 - What are the primary supports needed to address PSH tenant needs?
 - When PSH tenants have not been able to achieve housing stability, what are the types of additional services those households may need?
 - What improvements to the state PSH Initiative programs to support housing development as well as ongoing rent assistance and services?
- What is your experience with use of the state HMIS system for tracking tenant outcomes?
 - How should we measure success?

Questions for PSH breakout

- What is your experience with local coordinated entry policies and practices?
- Our current PSH Program focuses specifically on providing permanent supportive housing for chronic homeless in Oregon. If resources were expanded beyond PSH what, if any, do you feel should be highest priorities for other supportive housing pathways in the state?
- What is missing from our systems to address the acute needs of those experiencing chronic homelessness?
 - What are the opportunities of funding or partnerships in the state or across local communities that OHCS should be pursuing to intentionally address housing needs for those experiencing chronic homelessness?

Breakout rooms – 40 minutes

Preservation (Natasha Detweiler-Daby)

PSH (Rick Ruzicka)



Questions?

Email questions to
housinginfo@oregon.gov

Thank you!



Next Steps

OHCS will send and post a survey, please take the time to fill out the information.

