



RHIP Social Determinants of Health Housing Workgroup
Redmond School District

Agenda: July 15, 2016 from 10:00 am-11:30 am

- 10:00-10:10** **Introductions and updates - All**
- 10:10-10:25** **Housing Workgroup overview**
- **Review Subcommittee work and proposed text**
- 10:25-11:00** **Housing Workgroup WorkPlan**
- **Review DRAFT of Goals**
 - **Discussion on strategies, responsible parties, target metrics and timeline**
- 11:00-11:15** **Project Presentations (if applicable)**
- **TBD**
- 11:15-11:30** **Action Items - All**
- **Who is missing from around the table? How do we get them here?**
 - **Developing the agenda for the August 19 meeting**
 - **Next steps**
- Next Meeting:** **Friday, August 19 from 10:00 am - 11:30 am (in Bend)**



Social Determinants of Health - Housing Workgroup – DRAFT v2

The lack of safe and affordable housing in Central Oregon has become more than just a question of access and availability – it has become a public health crisis. Low-income families in all three counties struggle to find affordable housing. Homelessness persists and is becoming more visible. Given all we know about the importance of housing to health, the current housing environment in this region is widening and exacerbating inequities and health disparities that impact people with fewer financial and support resources. This is particularly true for individuals and families trapped in a cycle of crisis and housing instability due to extreme poverty, trauma, violence, mental illness, addiction or other chronic health conditions.

The Social Determinants of Health - Housing Workgroup (“Housing Workgroup”) is one of eight workgroups sponsored by the Central Oregon Health Council, a nonprofit, public and private community governance entity dedicated to improving the health of the region and providing oversight of the Medicaid population and the Coordinated Care Organization (PacificSource). The Housing Workgroup is comprised of individuals, organizations and agencies across many areas – affordable housing, homelessness, health care, social services, education and transportation - who are focused on promoting the subsidized end of the housing spectrum: homelessness, very low and low income housing and workforce housing. The Housing Workgroup acknowledges that we must bridge housing solutions with the health system. As such, this group will work to address issues of housing using a health lens. Our current priority focus areas include:

1) Policy (around affordable housing and homelessness)

This new workgroup will be a resource by providing technical assistance through research and working with stakeholders to DRAFT specific ordinances or policies for local government (i.e. neighborhood associations, city, county, etc.).

2) Advocacy

This new workgroup will be a force for helping to pass specific legislation (ordinances), impact local, state and federal housing policies and/or countering NIMBY (i.e. through letters of support, testifying at hearings, etc.). It will also play a role in making sure that the health perspective is maintained in the work of other housing efforts.

3) Outreach and Awareness

There is a lot of data and information on housing out there, but it isn’t always in a form that can be easily understood nor is it adequately distributed to those who need to see it. This new workgroup will work with local news media and social networks, gather and analyze data, and share actionable information on homelessness and affordable housing.

4) New initiatives

This new workgroup will be a resource in developing new cross sector (i.e. housing and health) initiatives, with a focus on non-traditional, disruptive innovation. It will also provide support in resource development (i.e. grant writing).

2016-2019 Central Oregon Regional Health Improvement Plan Work Plan **DRAFT v5**

RHIP Priority: Housing

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RHIP Goal 1: Policy - To be an effective resource to local municipalities on developing policies that increase affordable housing options

Health Indicator(s) addressed	RHIP Strategy	Activity addressing strategy	Timeline
NA or TBD	<ul style="list-style-type: none"> • Research existing housing-related policies (e.g. land use, development code, etc.) • Research potential funding strategies/options (including Medicaid) • Build effective networks through collaboration • Develop relationships with key stakeholders (i.e. planners, elected officials) 	<ul style="list-style-type: none"> • Develop research “team” and begin identifying housing-related policies and funding options for the region • Identify key contacts in local city and county municipalities and set up meetings with them 	
Parties Responsible	Target Metric	Implementation Progress and Status	
TBD	TBD		

RHIP Goal 2: Advocacy - To help support projects and pass specific legislation and ordinances that impact local and state housing policies and counter a NIMBY perspective

Health Indicator(s) addressed	RHIP Strategy	Activity addressing strategy	Timeline
NA or TBD	<ul style="list-style-type: none"> • Submit letters or support for policies and projects (or opposition as applicable) • Identify and utilize effective subject matter experts to help shape opinions • Mobilize community-wide responses on housing-related topics 	<ul style="list-style-type: none"> • • 	
Parties Responsible	Target Metric	Implementation Progress and Status	
TBD	TBD		

RHIP Goal #3: Outreach and Awareness - To gather and analyze data and share actionable information on homelessness and affordable housing

Health Indicator(s) addressed	RHIP Strategy	Activity addressing strategy	Timeline
NA or TBD	<ul style="list-style-type: none"> • Data collection and analysis • Develop materials (e.g. handouts, powerpoint) for presentations in schools and the community • Develop relationships with local media • Develop social media campaign 	<ul style="list-style-type: none"> • • 	
Parties Responsible	Target Metric	Implementation Progress and Status	
TBD	TBD		

RHIP Goal #4: New Initiatives - To support new cross sector initiatives (i.e. housing and health) with a focus on non-traditional, disruptive innovation

Health Indicator(s) addressed	RHIP Strategy	Activity addressing strategy	Timeline
NA or TBD	<ul style="list-style-type: none"> • Engage additional stakeholders in the conversation • Resource development for projects and programs (e.g. grantwriting) 	<ul style="list-style-type: none"> • • 	
Parties Responsible	Target Metric	Implementation Progress and Status	
TBD	TBD		

Additional items to consider in filling out this workplan:

- Four areas of focus: 1) Policy, 2) Advocacy, 3) Outreach & Awareness, and 4) New Initiatives
- Recent publications: 10 Year Plan to End Homelessness, High Desert Home – 10 Year Plan Update Goals and Strategies, City of Bend Comprehensive Plan Housing Section (Ch 5)
- Bend Livability project – new Housing Policy Workgroup
- Goals and Strategies from 10 Year Plan: 1) Homelessness Prevention, 2) Affordable Housing, 3) Support Services, 4) System Improvements, 5) Education and Outreach, 6) Data



**Social Determinants of Health - Housing Workgroup
June 17, 2016**

In attendance: Dave Huntley, MaCayla Arsenault (COHC), Bruce Abernethy (Bend-La Pine Schools), Geoff Wall (Housing Works), Judy Watts (COIC), Elaine Knobbs (Mosaic Medical), Julie Lyche (FAN), Gwenn Wysling (Bethlehem Inn), Patty Bates (Lutheran Family Treatment Services), Rima Wilson (Pacific Crest Affordable Housing), Rob Roy (Pacific Crest Affordable Housing), Debbie Meadows (DHS), Holly Wenzel (Crook County Health Department), Kathy Skidmore (COVO), JW Terry (COVO), Don Senecal (HLC)

The group briefly reviewed what is currently being done by other groups like HLC (Homeless Leadership Coalition), Bend 2030 and the City of Bend Affordable Housing Committee. Bruce Abernethy was one of a number of people around the room who had attended a special session at the recent Bend Livability Project which is proposing some potential policy changes to encourage more private sector involvement in the development of affordable housing (the group received a copy of the session summary).

A smaller subcommittee – comprised of Elizabeth Oshel (Legal Aid), Kristin Chatfield (OHSU), Dave Huntley, MaCayla Arsenault (COHC), Donna Mills (COHC), Lynne McConnell (NeighborImpact), and Bruce Abernethy (Bend-La Pine Schools) - proposes the following four Housing Workgroup priority focus areas: 1) Policy, 2) Advocacy, 3) Outreach and Awareness, and 4) New Initiatives.

The group was generally supportive of the four proposed focus areas with the following comments and caveats:

- The fact that there is some overlap between the different focus areas is not a bad thing as it simply means that they are interconnected (Gwenn Wysling)
- We need to do a better job of identifying what is really being done out there – the majority of projects are dealing with health issues so this helps make our case that they are connected
- In looking at policy, we need to also be looking at land use issues and not just the construction of the housing stock itself
- It will be valuable if we can identify best practices that are being implemented in other communities
- In looking at advocacy, we really need to have an emphasis on increased funding
- Some people asked whether this was duplication with HLC. Don Senecal (Chair of HLC) said he didn't think so as the HLC was more about networking and sharing of information on activities and events and changes in regulations, etc.
- All agreed that since neither HLC nor this workgroup had a paid staff person, capacity was going to be an ongoing issue

- Rob Roy was concerned that we might be taking on too big an agenda and encouraged the group to help work with financiers (i.e. equity partners) to make the case that health can and should be incorporated into the proforma (in much the same way that it took many years before energy efficiency was accepted as a factor in determining the ROI of a project).
- Elaine Knobbs said that housing is an important element of health (that is why it is included as a social determinant of health) and it would be valuable to get more actual health providers around the table (i.e. St Charles, COPA, BMC, etc.)
- Julie Lyche volunteered to DRAFT some language to make a stronger tie (provide context) between housing and health, kind of a mission and aim statement

Presentation on Azimuth 315 by Rob Roy and Rima Wilson.

This will be a workforce housing project located in Northwest Crossing and scheduled to break ground August 2017 with a completion date of July 2018. The name means NW on a compass. Age and income are the only ways you are allowed to discriminate in the building of affordable housing and, unlike many of Pacific Crest's other housing projects which are for seniors, both the name and features are designed to be attractive to millennials.

It will consist of 50 units (40 x 1 br and 10 x 2 br) and will cost \$13.5 mill which works out to \$270,000 per unit. He felt that ODE is being shortsighted right now and rather than looking at the full life cycle of a project, they are more focused on building it quickly and cheaply.

The project is designed to allow people who make 50-60% of AMI to be eligible yet rents are pegged at the 40-50% range so this should be very attractive. Screening of applicants will be done by a 3rd party and will be primarily first come-first served.

Additional services available on site include a partnership with NeighborImpact and its suite of services, DHS has some slots reserved.

In closing, he also reported that another affordable housing project – Canal Commons – is on hold as it is being appealed. That project features 2 br and 3 br units.

Because we ran out of time and weren't able to discuss the Housing Workplan, the group decided to schedule another subcommittee meeting to begin to put details into this template. Members who volunteered for this task include: Bruce Abernethy, Elaine Knobbs, Dave Huntley, Don Senecal and Kathy Skidmore. MaCayla Arsenault will send out a Doodle poll to determine when it will meet.

Next Housing Workgroup meeting date – July 15 from 10:00am – 11:30am in Redmond