Stable Housing and Supports
Regional Health Improvement Plan Workgroup

Join Zoom Meeting
https://us02web.zoom.us/j/85201549389?pwd=TkV1Z0pEbk15aE1Ma3QzKzcza1Izd09

Join by phone:
+1 669 444 9171
Meeting ID: 852 0154 9389
Passcode: 908502

Friday, March 17, 2023
10:30am-12:00pm

Future State Metrics

1. By December 2023, decrease the combined severely rent and mortgage burdened households in Central Oregon by 2 percentage points to 16%.

2. By December 2023, 50% of Housing Choice Vouchers (HCV) holders will be able to find and lease a housing unit.

3. By December 2023, a comprehensive system for accurately capturing the extent of Central Oregonians experiencing homelessness will be in place and utilized.

AGENDA

10:30 - 10:45  Welcome & Announcements
• Housing4All and RHIP Housing Coordination – update

10:45 - 11:50  Implementation Plan
• Advocacy Issues – Review of One-Pagers, Cover Letter, Next Steps
• Capacity Building for Lived Experience Advocacy
• Mini Grant – Debrief and Discussion

11:50 - 12:00  Next Steps, Info Sharing

Google Slides: https://docs.google.com/presentation/d/1NFn88z5gXBzUMGFy_EyuxF9F4kJi841Guluj-TFl0kg/edit?usp=sharing

Budget: https://docs.google.com/spreadsheets/d/1Gw9dL6ilRe1olGhJRMIoxg9pEUofJ-KzU5WnsC8bEX8/edit?usp=sharing
Land Acknowledgment

We recognize and acknowledge the indigenous land on which we live, work, learn, play, and grow. This is the land of the Warm Springs, Wasco, Northern Paiute, Tenino, Klamath, Molalla, and Yahooskin. We acknowledge them as the past, present, and future caretakers of this land. It is on their traditional land that we partner to improve the health and well-being of Central Oregonians. We aspire to be good guests honoring the concept in the Warm Springs culture: “This land is for you to know and live upon and pass on to the children.”

Stable Housing & Supports

RHIP Workgroup Virtual Meeting
Shared Focus
We come together to improve the health and well-being of individuals living in various and diverse communities throughout Central Oregon region. We use the Regional Health Improvement Plan (RHIP) as our guide. It is our region’s shared vision of current problems and our aims. As workgroup partners we develop agreed-upon actions to solve the issues and keep the needs of our communities as the main focus.

Shared Metrics
We measure progress, process and outcomes through a shared lens. We use the Regional Health Assessment (RHA), Regional Health Improvement Plan and community dashboard.

Partner with Priority Populations
The individuals living in our diverse Central Oregon communities are the center of our work. We make every effort to include people from every part of the region in our workgroups, discussions, processes and decisions.

Collaborate to Solve Complex Issues
Inviting diverse perspectives from throughout the Central Oregon region deepens our shared understanding of complex issues and propels us toward better progress and outcomes. We practice frequent, structured, open communication to build trust, assure shared objectives, and create common motivation. We respect the privacy and sensitivity of information partners share.

Coordinate Collective Efforts
We are made up of diverse partner organizations and individuals with unique strengths, skills, and resources. We coordinate our efforts and use our unique strengths and skills to meet the goals of the RHIP.

Learn and Adapt Together
We embrace shared learning and a growth mindset. We create a space that allows for mistakes, failures, second chances, and a celebration of brave attempts. We adjust and apply our learnings to the complex and changing landscape of health and well-being in Central Oregon.
Stable Housing and Supports

Background: Why are we talking about this?

<table>
<thead>
<tr>
<th>1990s</th>
<th>Mill Closures / Timber Industry Decline</th>
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<tbody>
<tr>
<td></td>
<td>Federal Housing Policy</td>
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<tr>
<td>2000s</td>
<td>Population Growth in Central Oregon</td>
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<td></td>
<td>Housing shortage</td>
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<td></td>
<td>The Great Recession</td>
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<td></td>
<td>Wage Vs. Housing Costs</td>
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<td>Single Income Households</td>
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Stable, healthy housing is a basic need. Insecure housing and an unhealthy living environment impact both physical and behavioral health conditions. By spending much of their income on housing, individuals and families must cut corners on other living expenses such as food, transportation, and medications, which can also significantly influence their health outcomes and overall well-being.

Current Condition: What’s happening right now?

- In 2017, 18% of Central Oregonians paid more than half of their income for rent and mortgage.
- In Central Oregon, minority households experience more housing challenges than their white counterparts.
- Central Oregon has a critical shortage of supportive housing units to meet the needs of people with disabilities, with co-occurring mental health or substance use disorders, and/or extended history of homelessness.

Current State Metrics:
1. In 2017, 18% of Central Oregon households were severely rent or mortgage burdened.
2. In 2018, only 30% of Housing Choice Voucher holders were able to find and lease a housing unit.
3. No system to determine an accurate number of those experiencing homelessness exists in Central Oregon.

Goal Statement: Where do we want to be in 4 years?

Aim/Goal
Central Oregonians experiencing homelessness and those most at-risk of homelessness will have increased and equitable access to housing and supports that offer opportunities for stability and increased individual well-being.

Future State Metrics - By December 2023:
1. Decrease severely rent and mortgage-burdened households.
2. Increase Housing Choice Voucher holders able to find and lease a unit.
3. Accurately capture Central Oregonians experiencing homelessness.

Analysis: What’s keeping us from getting there?

- Inaccurate and accurate assumptions reduce acceptance of diverse housing.
- Housing cost & supply outweigh wealth & income.
- Uncoordinated common advocacy goals, problems & efforts.
- Inconsistent disjointed & inaccurate systems of data collection.
- Housing is considered a commodity not a human necessity.
- Prohibitive income & background requirements.

Strategic Direction: What are we going to try?

Creating and increasing housing resources and opportunities.
Developing and implementing advocacy strategies for housing policies and zoning.
Aligning efforts across systems to address the housing crisis and homelessness.
Educating the public to increase understanding and de-stigmatize housing needs.

Focused Implementation: What are our specific actions? (who, what, when, where?)

<table>
<thead>
<tr>
<th>Who</th>
<th>What</th>
<th>When</th>
<th>Where</th>
</tr>
</thead>
<tbody>
<tr>
<td>Central Oregon Intergovernmental Council (COIC)</td>
<td>Regional Housing Council (Pilot)</td>
<td>2021-2023</td>
<td>Region</td>
</tr>
<tr>
<td>Central Oregon FUSE</td>
<td>Permanent Supportive Housing</td>
<td>2021-2024</td>
<td>Region</td>
</tr>
<tr>
<td>Homeless Leadership Coalition (HLC)</td>
<td>Housing Case Management Infrastructure</td>
<td>2021-2024</td>
<td>Region</td>
</tr>
</tbody>
</table>

Follow-Up: What’s working? What have we learned?
(insert)
## Root Cause Barriers: What is blocking us from moving toward our future state measures?

<table>
<thead>
<tr>
<th>Inaccurate and accurate assumptions reduce acceptance of diverse housing</th>
<th>Housing is considered a commodity not human necessity</th>
<th>Uncoordinated common advocacy goals, problems and efforts</th>
<th>Prohibitive income &amp; background requirements</th>
<th>Housing cost / supply outweigh wealth and income</th>
<th>Inconsistent, disjointed, &amp; inaccurate systems of data collection</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landlord perceptions of Housing Choice Vouchers Program</td>
<td>Empty seasonal and investment homes</td>
<td>Unformed Central Oregon Housing Advocacy org.</td>
<td>Qualifying factors creating barriers for rentals/hcvs</td>
<td>Construction labor shortages</td>
<td>Area Median Income policy is not representative of population</td>
</tr>
<tr>
<td>Willingness/fear to admit homelessness and seek services</td>
<td>Decrease housing stock/increase pop.</td>
<td>Resource allocated advocacy</td>
<td>Income/ background requirements</td>
<td>Rent/ mortgage burden</td>
<td>Functional Definition of Homelessness</td>
</tr>
<tr>
<td>Community Education/awareness of population is lacking</td>
<td>Density allows more multifamily</td>
<td>501c3 regulations on lobbying</td>
<td>Skills on how to interview for housing</td>
<td>Living wages</td>
<td>Service provider access to system to document/ count</td>
</tr>
<tr>
<td>Negative assumptions of voucher holders</td>
<td>Land use UGB limitations</td>
<td>Language barriers to advocacy</td>
<td>Security deposit up front</td>
<td>Wealth/income gap</td>
<td>Homeless Count- Definition of Homeless</td>
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<td>Public policy is discriminatory</td>
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<td>Systemic racism</td>
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<td>Community of not welcoming low income housing</td>
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## STRATEGIC DIRECTIONS: What Moves Us Toward Our 2023 Practical Visions

### Create New Affordable Housing Opportunities
- Development of housing that is affordable to individuals who earn 80%, 60%, and 30% and less of area median income
- Partner with AirBnB for short-term housing in the off-season
- Develop process for transitional housing
- Develop subsidized housing and market rate housing for people who depend on local wages
- Partner with developers to build affordable housing
- Fund Housing Works and EPIC Properties
- Create incentives for landlords to be more flexible
- Create a landlord mitigation program to cover liability

### Develop Renter Supports
- Provide a security deposit fund
- Develop a class to prepare for housing interviews
- Support housing barriers removal fund (rental assistance, deposit, utility, property debt forgiveness)
- Translation of housing-related outreach materials
- Enforce existing tenant rights regulations

### Advocate for Local Zoning
- Align building of all levels of housing with transportation networks, walkable areas, and food access
- Enact and/or restructure local ordinances and policies to prioritize the preservation of
- Inclusionary zoning and restructuring the Construction Excise Tax
- Amend local zoning to allow for variety of housing types
- Local ordinances to prioritize housing preservation and production to serve low and middle income
- Work directly with communities to co-create policies, programs and strategies to ensure that housing interventions are equitable and culturally responsive
- Identify and implement strategies to work collaboratively with organizations whose activities advance health equity and promote health in all policies

### Advocate for State Policy
- Advocate for more vouchers
- Review the Oregon Housing Alliance 2020 endorsements. Ask them what is a priority in the next legislative session
- Differentiate between advocacy & lobbying

### Developing and implementing advocacy strategies for housing policies and zoning

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 Creating and increasing housing resources and opportunities
<table>
<thead>
<tr>
<th>Collaborate to Serve People Experiencing Homelessness</th>
<th>Unify our Community Approach</th>
</tr>
</thead>
</table>
| - Develop partnerships with agencies that serve marginalized homeless populations  
- Incorporate people with lived experience of homelessness and housing insecurity into identifying gaps and goals  
- Build community coalition capacity to address health inequities related to substance use and mental health  
- Collaborate with law enforcement to ensure critical connection for outreach to individuals experiencing homelessness | - Need regional housing council group or add more building and landlords to Health Council  
- Identify and resource existing housing advocacy groups to be point of contact and lead city/city council housing issues working with state advocacy groups  
- Build coordination/partnership/transparency/de-duplicate efforts between regional housing actors (HLC, Housing Works, NeighborImpact, H4A, county, city, COHC)  
- Create a regional housing council (Housing 4 All? Reach out to Scott)  
- Develop a method for counting that can be used by all  
- Better, robust (coordinated) continuum of care/data collection “HLC”  
- Which system works best? Then consolidate, streamline, create centralized dashboard. Have an entity that holds this and funds this.  
- Involve relevant stakeholder to update regional 10-Year Plan to End Homelessness. Assess gaps & include tangible goals & responsibilities  
- Identify and implement strategies to assure more diverse representation on local committees  
- Ensure that members of this workgroup have access to information about current needs (are metrics still relevant?) |

<table>
<thead>
<tr>
<th>Education to increase understanding and access</th>
<th>Educate the Public</th>
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</table>
| - Education campaign about vouchers  
- Education/Info campaign for landlords/property management groups about the benefit of HUD vouchers  
- Provide culturally appropriate training, engagement and education for landlords and housing service providers  
- Develop a PR campaign about vouchers | - Develop forums and other opportunities to educate elected officials and other decision-makers on the housing crisis and the nexus between insecure housing and health  
- Build awareness of existing affordable housing policies, projects, and what various funding sources are currently used for (ESG, SHAP, HOME, Sec. 8, CoC, CDBG, LIHTC, etc.)  
- Identification of commodity, education campaign about housing as expensive commodity |
## Housing 2023 Budget Overview

<table>
<thead>
<tr>
<th></th>
<th>Budget</th>
<th>Spent</th>
<th>Available</th>
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<tbody>
<tr>
<td>5-Year</td>
<td>$2,000,000</td>
<td>$1,129,654</td>
<td>$870,346</td>
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<tr>
<td>Yearly Mini-Grant</td>
<td>$10,000</td>
<td>$5,000</td>
<td>$5,000</td>
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</table>

## By Future State Measure (5 year)

<table>
<thead>
<tr>
<th></th>
<th>Budget*</th>
<th>Spent</th>
<th>Available</th>
<th>Currently Allocated</th>
<th>Projected Available</th>
<th>Notes</th>
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<tbody>
<tr>
<td>Rent Mortgage Burden</td>
<td>$651,666.67</td>
<td>$117,500.00</td>
<td>$534,166.67</td>
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<td>$534,166.67</td>
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<tr>
<td>Housing Choice Vouchers</td>
<td>$651,666.67</td>
<td>$574,827.00</td>
<td>$76,839.67</td>
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<td>$76,839.67</td>
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<tr>
<td>System for Counting Houselessness</td>
<td>$651,666.67</td>
<td>$407,327.00</td>
<td>$244,339.67</td>
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<td>$244,339.67</td>
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</table>

*Budget for each FSM reflects the agreed upon 5 year 'soft budget' minus the portion contributed to shared minigrant budget.

## 2023 Investments

<table>
<thead>
<tr>
<th>Organization</th>
<th>Process</th>
<th>Project</th>
<th>Award</th>
<th>Decision Date</th>
<th>Future State Measure</th>
<th>Latest Report</th>
</tr>
</thead>
<tbody>
<tr>
<td>St. Vincent de Paul Society</td>
<td>Bend Mini-Grant</td>
<td>Community</td>
<td>$5,000.00</td>
<td>1.20.23</td>
<td>Grant Budget</td>
<td>Rent and Mortgage Burden</td>
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</tbody>
</table>
# Five-Year Investment Overview

## All Workgroups

January 2020–December 2024

<table>
<thead>
<tr>
<th>Budget</th>
<th>Spent</th>
<th>Available</th>
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<tbody>
<tr>
<td>$12,000,000</td>
<td>$7,144,584.04</td>
<td>$4,855,416</td>
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<table>
<thead>
<tr>
<th>Workgroup</th>
<th>Spent</th>
<th>Available</th>
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<tbody>
<tr>
<td>Address Poverty</td>
<td>$941,993.79</td>
<td>$1,058,006.21</td>
</tr>
<tr>
<td>Behavioral Health</td>
<td>$1,914,157.00</td>
<td>$85,843.00</td>
</tr>
<tr>
<td>Physical Health</td>
<td>$1,117,158.56</td>
<td>$882,841.44</td>
</tr>
<tr>
<td>Stable Housing</td>
<td>$1,129,654.00</td>
<td>$870,346.00</td>
</tr>
<tr>
<td>Substance and Alcohol Misuse</td>
<td>$617,494.69</td>
<td>$1,382,505.31</td>
</tr>
<tr>
<td>Upstream Prevention</td>
<td>$1,424,126.00</td>
<td>$575,874.00</td>
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</tbody>
</table>
Driven by:
- Data/Performance Metrics
- Community Connection/Collaboration

Opportunities for Harmony
- Homeless Leadership Coalition
- 10-Year Plan to End Homelessness
- Participation & Membership
- Data & Information Sharing
- Education Opportunities

Stable Housing & Supports
- Reducing Rent and Mortgage Burden
- Increasing Voucher Utilization
- Increasing Accuracy of Homeless Population Count

Housing For All
- Education
- Community Connection
- Data & Information Sharing

Driven by:
- Data/Performance Metrics
- Community Connection/Collaboration

10-Year Plan to End Homelessness
- Participation & Membership
- Data & Information Sharing
- Education Opportunities
Housing For All

Ripple Map

**COMMUNITY CONNECTION**
- Provides Broad Support to HLC Including a Seat in H4A Membership
- Welcoming Week Event: Affordable Housing Opportunities in Bend
- 2 Community Roundtable Discussions: Developer & Affordable Housing Bond

**EDUCATION**
- Collective Impact Model
  - Supports Regional Housing Council
  - 6 Letters of Support in 2022 (County / State & Federal)
  - Networking & Learning Opportunities to Organizations New to Central Oregon
  - Sharing information & advocacy opportunities to the community

**DATA & INFORMATION SHARING**
- 9 General Membership Meetings Per Year
  - (30-40 average attendants)
Stable Housing & Supports Workgroup Ripple Map

- **Central Oregon Health Data Website**
  - RHA - Qualitative Data Collection Support
  - Build & Monitor Regional Priorities
- **Regional Housing Council**
  - Share Info
  - Regional System-Level Coordinated Efforts
  - Collaborative Governance
- **RHIP Workgroup**
  - Stable Housing & Supports
  - Reducing Rent and Mortgage Burden
- **Housing Voucher**
  - Increasing Voucher Utilization
  - Supports reduction of chronic houselessness
  - Leverage funding to receive more funding
  - Education for local officials
  - Reporting on CO federal funding disparities
  - Wrap around support services
- **Housing Case Management Infrastructure**
  - Enhance Landlord Relationships
  - By Name List
  - Housing Search & Retention Services
  - Housing Navigator & Case Manager Positions
Greetings COHC Board of Directors,

We, the Stable Housing and Supports RHIP Workgroup, have identified three legislative bills that we ask the COHC BOD to consider supporting.

We are asking the COHC BOD to consider supporting these bills because we recognize that within the COHC mission and vision is the call to improve health equity and the health ecosystem of the Central Oregon Region. We also recognize that the Board has identified engaging regulators as a tool to impact change to improve health for all people living in Central Oregon. Finally, we recognize that the COHC is an important voice for the people living, working and playing in the CO region.

We have identified these three bills because they will directly impact the central Oregon region, our mission and vision for health and wellbeing, and they directly impact our RHIP priorities and future state measures. More information is provided on the summary of each attached one-pager.

As you consider these three bills, please consider supporting each one, separate from the others.

If you chose to support, we request a letter of support signed by the COHC BOD by XXX. The letter of support will be submitted to XYZ and we will report back to the BOD upon submission.

Requested deadline for response from the BOD:
Requested deadline for letter of support from the BOD:
Home Share for Oregon: HB 3032

HB 3032 exempts homeowners from paying state income taxes on the additional, earned income from renting a room in their home. If a home is owner-occupied and the homeowner agrees to rent a spare bedroom for $1000 or less long term (three months or more), that homeowner is absolved from state income tax liability on the earned income. The bill sunsets in 2030.

This bill will support the following RHIP Future State Measures:

Stable Housing and Supports Future State Measure:
- #1 Decrease severely rent and mortgage-burdened households.
- #2 Increase Housing Choice Voucher holders able to find and lease a unit.

Click Here to Learn More

Pros

<table>
<thead>
<tr>
<th>Pros</th>
<th>Cons</th>
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<tr>
<td>Minimal cost to the State, could instantly free up more housing at a low cost – equivalent public cost for a single unit of affordable housing can be $200,000+, help vulnerable homeowners who are at-risk of being priced out of their homes, create an incentive for reasonable rents (&lt;$1,000 per month).</td>
<td>Deduction from income taxes requires folks to itemize their taxes, of which predominantly wealthy people itemize their taxes. Tax break for homeowners. Not much direct impact on renters. May not have as big of an impact as hoped.</td>
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Supporters

<table>
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<tr>
<th>Supporters</th>
<th>Sponsors</th>
</tr>
</thead>
<tbody>
<tr>
<td>22 testimonies in support (including AARP, Housing Oregon, Providence Health, Proud Ground, Blanchet House)</td>
<td>Bi-Partisan support</td>
</tr>
</tbody>
</table>

Home Share for Oregon Fact Sheet

https://static1.squarespace.com/static/62c360f9d0a89b345c929da8/t/63be0133e15d181246b63918/1673396534793/Home+Share+Fact+Sheet+2023.pdf
People’s Housing Assistance Fund: SB 603

The People’s Housing Assistance Fund (PHAF) establishes a demonstrative program for qualifying Oregonians to boost their discretionary incomes to meet their needs.

This bill will support the following RHIP Future State Measures:

**Address Poverty and Enhance Self-Sufficiency Future State Measure:**
- #2 Decrease food insecurity.
- #3 Decrease percent of individuals living at poverty and income constrained.
- #4 Decrease housing and transportation costs as a percent of income.

**Stable Housing and Supports Future State Measure:**
- #1 Decrease severely rent and mortgage-burdened households.

Pros

This support has been successfully done at the city-level. Data shows the recipients use the money for the basic needs of housing, food, transportation, and healthcare. Created and drafted by people with lived experience.

Cons

This bill would be limited to people receiving services through the Department of Human Services.

Supporters

Residents Organizing for Change is a statewide network of residents of affordable housing, those in need of, and front-line staff of affordable housing providers that are committed to advocating for safe, stable, and affordable housing for all Oregonians.

Sponsors

Partisan support
Mortgage Interest Deduction (MID) Reform: SB 976

SB 976 is a modest and effective response to Oregon’s statewide housing crisis. It amends Oregon’s MID to raise roughly $200 million per biennium. This is done without having to raise any new revenue — it simply invests current dollars more effectively and fairly. These savings would be go equally into two funds, one focused on affordable homeownership (the Oregon Housing Opportunity Account), and one focused on homelessness prevention and services.

This bill will support the following RHIP Future State Measures:

Stable Housing and Supports Future State Measure:
- #1 Decrease severely rent and mortgage-burdened households.
- #2 Increase Housing Choice Voucher holders able to find and lease a unit.

Click Here to Learn More

<table>
<thead>
<tr>
<th>Pros</th>
<th>Cons</th>
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<tr>
<td>SB 976 will raise roughly $200 million per biennium going into funds focused on affordable homeownership and homelessness prevention and services.</td>
<td>SB 976 discontinues the MID for Oregon’s wealthiest 5%, while retaining the deduction for 95% of Oregon homeowners. Homeowners earning between $200,000-250,000 would see a decrease in their MID, and those earning over $250,000 would not receive the subsidy. SB 976 discontinues the mortgage interest deduction for second or vacation homes.</td>
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Supporters
- Oregon Housing Alliance
- League of Women Voters of Oregon
- Oregon Primary Care Association
- Sightline Institute
- Tax Fairness Oregon
- Oregon Coalition of Christian Voices

Sponsors
- Partisan support

For More Information
- [Oregon Department of Revenue MID Audit, 2022](#)
- [Oregon Center for Public Policy, 2021 MID bill](#)
- [Oregon Center for Public Policy, 2019 MID bill](#)
- [Oregon Capital Chronicle 2022, Tackle housing crisis with MID Reform](#)