

CENTRAL OFFICE

125 N. 17th St.
 St. Helens, Oregon 97051
 Voice(503) 397-3511
 Fax (503) 397-3290
 Administration
 Information & Referral Ext. 2001

FISCAL OFFICE

1775 St. Helens St.
 St. Helens, Oregon 97051
 Voice(503) 366-6570
 (503) 366-6565
 (503) 366-6569
 Fax (503) 366-7906

COMMUNITY DEVELOPMENT PROGRAMS

125 N. 17th St.
 St. Helens, Oregon 97051
 (503) 397-3511 Ext. 2013
 Housing Development
 Community Facilities

HOUSING CENTER

(503) 325-8098
 (800) 325-8098
 Housing Information & Referral
 Homeowner & Tenant Trainings
 Home Ownership Assistance

SELF-HELP HOUSING

Acquisition Rehabilitation Sweat Equity
 (503) 366-6550
 (503) 366-6544

HOUSING REHABILITATION

Rehabilitation
 Weatherization
 Astoria
 (503) 325-8098
 (800) 325-8098
 Columbia
 (503) 366-6562

EMERGENCY HOUSING PROGRAM

125 N. 17th St.
 St. Helens, Oregon 97051
 (503) 336-6559
 (800) 404-3511

CHILD & FAMILY DEVELOPMENT PROGRAM

PO Box 10, 108 W. B. St.
 Rainier, Oregon 97048
 (503) 556-3736
 Head Start
 Healthy Families

ENERGY SERVICES PROGRAM

125 N. 17th St.
 St. Helens, Oregon 97051
 (503) 397-3511
 Energy Utility Assistance
 Consumer Education
 Tillamook
 (503) 842-3267
 (866) 722-4951
 Astoria
 (866) 722-4951

SENIOR, RESPITE & VETERANS SERVICE PROGRAMS

125 N. 17th St.
 St. Helens, Oregon 97051
 (503) 366-6584
 Respite Care, OPI
 Senior Support & Nutrition Programs

Veterans Service Program
 125 N. 17th St.
 St. Helens, Oregon 97051
 (503) 366-6580

DISASTER RECOVERY PROGRAM

125 N. 17th St.
 St. Helens, Oregon 97051
 (503) 366-6563

COMMUNITY ACTION TEAM, INC.*"BUILDING BRIDGES TO SELF-SUFFICIENCY"*

To: House Committee on Human Services and Housing
 From: Casey Mitchell, Signal Family Housing Programs Director
 Community Action Team
 Date: March 11, 2019

Chair Keny-Guyer, Vice-Chair Noble, Vice-Chair Sanchez and members of the committee,

I would like to tell you about the critical need for repair dollars to stabilize housing in Oregon. What better way to do that than to bring before you a successful project with positive and measurable outcomes.

Frank and Holly purchased a home in the community of Clatskanie in 2017. Also residing in the home are their two boys Evan age 8 and Justin who is a year and a half old. The home they purchased had received a thorough home inspection, but soon after moving in the family started having health issues. The family started noticing moisture build up in the home along with signs of mold.

Community Action Team's yearlong involvement with the Rockwell family was prompted by a referral from our Healthy Family's program. Healthy Families is a home visiting program that provides child development, prenatal and parenting information, tips on taking care of your infant, referrals to community groups and information on how to keep your baby and family safe. Community Action Team, partnering with our local CCO, is set up to receive referrals from community partners and health care providers who encounter families and individuals that have the Oregon Health Plan and maybe suffering from the effects of an unhealthy home.

By blending multiple funding sources, along with building science and healthy homes best practices and a significant amount of homeowner sweat equity, together with the family we were able to make real measurable differences in the health of the occupants and durability of the structure.

The effects on the occupants:

Father and sons experiencing respiratory issues ranging from stuffy/runny nose, itchy eyes, rashes and severe asthma attacks. The youngest child could not sleep in his room do to the mold and leaks. Shortness of breath and fatigue felt by occupants. On a scale of 1-5, 1 being "my home is healthy" and 5 being "my home is making me/us seriously ill, the family rated their home at the beginning a 4.

The Fix:

- Smart fan in bathroom tuned to the house
- New exhaust fan in laundry room
- New Kitchen fan vented to the outside
- New Dryer venting to outside
- Air sealing and re-insulating of attic
- Repair of failed sewer line
- Pulling carpet and replacing with hard surface flooring
- Strategically replacing existing windows with windows that provide metered fresh air from the outside even with window closed
- Dust mite covers mattress and pillow cases

The Results:

- Zero respiratory symptoms for father and sons
- No allergy or asthma attacks
- Rashes gone.
- No more itchy eyes or stuffy/runny noses
- Family now rates their home a #1 “my home is healthy”
- Family’s hard work and sweat equity have resulted in significant project savings
- Home is now more comfortable
- Leakage of conditioned air was reduced by 50% and the make-up air source is now clean
- The home ventilation systems are working in concert together exhausting moist stale air and replacing with fresh outdoor air
- Reduced energy costs for homeowner
- Added durability to the structure, avoiding catastrophic failures in the building systems if left unaddressed

A little about our funding sources that have different spend-out timelines, eligibility guidelines, structure restrictions and the ability or not, to blend with other resources.

Weatherization (W/X), administrated thru OHCS

While stable, W/X is an energy savings program and the measures addressed with W/X must be cost effective. Adding non energy related repair items drags down the cost effectiveness of repairs that would otherwise be cost effective. We receive 15% of our total weatherization grant in health and safety dollars, not enough and often the funds lack the flexibility needed. The issues that we could not address thru W/X were critical in the changes to their documented health conditions. Weatherization funds on this project paid for the energy audit, pre and post inspections, energy education, bath fan tuned to the house, door weather stripping, dryer vent repair, attic insulation, air sealing, venting out kitchen, bath, dryer, laundry fans, etc.

Healthy Homes grant from local CCO

Our Healthy Homes grant has a \$2,500 project average, on its own, in many cases it would be inadequate to fully address complex problems and root causes of health issues. Some of our Healthy Homes projects are small, maybe a ramp, grab bars and small ventilation

repairs. Some are larger, far exceeding Healthy Homes funding and those projects rely on CAT “threading the needle” with other grant funding. Sadly sometimes the repairs needed are more than we can piece together and sometimes the best outcome for the family is to abandon the structure and seek more healthy and stable housing.

Items paid for with Healthy Homes grant dollars on this project was a portion of the flooring, sewer repair, windows, laundry fan, kitchen microwave/ fan combo that is capable of being vented to the outside and dust tight covers. Healthy Homes also paid for the healthy homes assessment, testing and inspection. At the six month mark and one year anniversary of the completion of this project, the home will be retested to monitor the results.

Veterans Rehab Grant

This is a flexible funding source that is able to address structural, Health and Safety repairs for Veterans that are eligible. This is a new funding source for CAT and there is pent up demand for this program. We have a growing waiting list of veterans wanting to apply. Eligible projects cannot be manufactured homes in parks. With this program if the veteran were to die, before we could pull him or her off the list, his or her widow would not be eligible. This funding source was used to purchase materials to support the family’s labor to complete the project. Materials included the rear patio door, front and rear porches, a portion of the sewer repair, a portion of the flooring and a portion of the new windows.

USDA Rural Development Self Help

Community Action Team receives grant funds from Rural Development to cover staff time to work with families to complete critical repairs to their homes. This money cannot be used for actual repair costs, only CAT staff time. In the case of the Rockwell’s, we could use Veterans funding to purchase materials and the Rockwell’s completed the work that otherwise would have been done by a contractor. The cost savings resulting from over 250 hours of labor is significant. Hand digging sewer laterals is a back breaking task, but saved thousands of dollars alone. We have many family’s that would gladly participate, but don’t qualify for the funding sources that CAT has available.

The good news is that the delivery system is in place thru the Community Action Programs to address these health and housing issues, with the correct amount of funds and flexibility, results like you have seen with the Rockwell home are achievable on a wider scale. The bad or maybe sobering news is that CAT is one of only two agency’s in the State of Oregon that have Healthy Homes funding working alongside weatherization and CAT is the only agency at this time in the State that has all of these funding source’s working simultaneously on projects.

Sincerely,

Casey Mitchell
Community Action Team, Inc.