

Wildfire Recovery Update

Housing Special Committee on Wildfire Recovery

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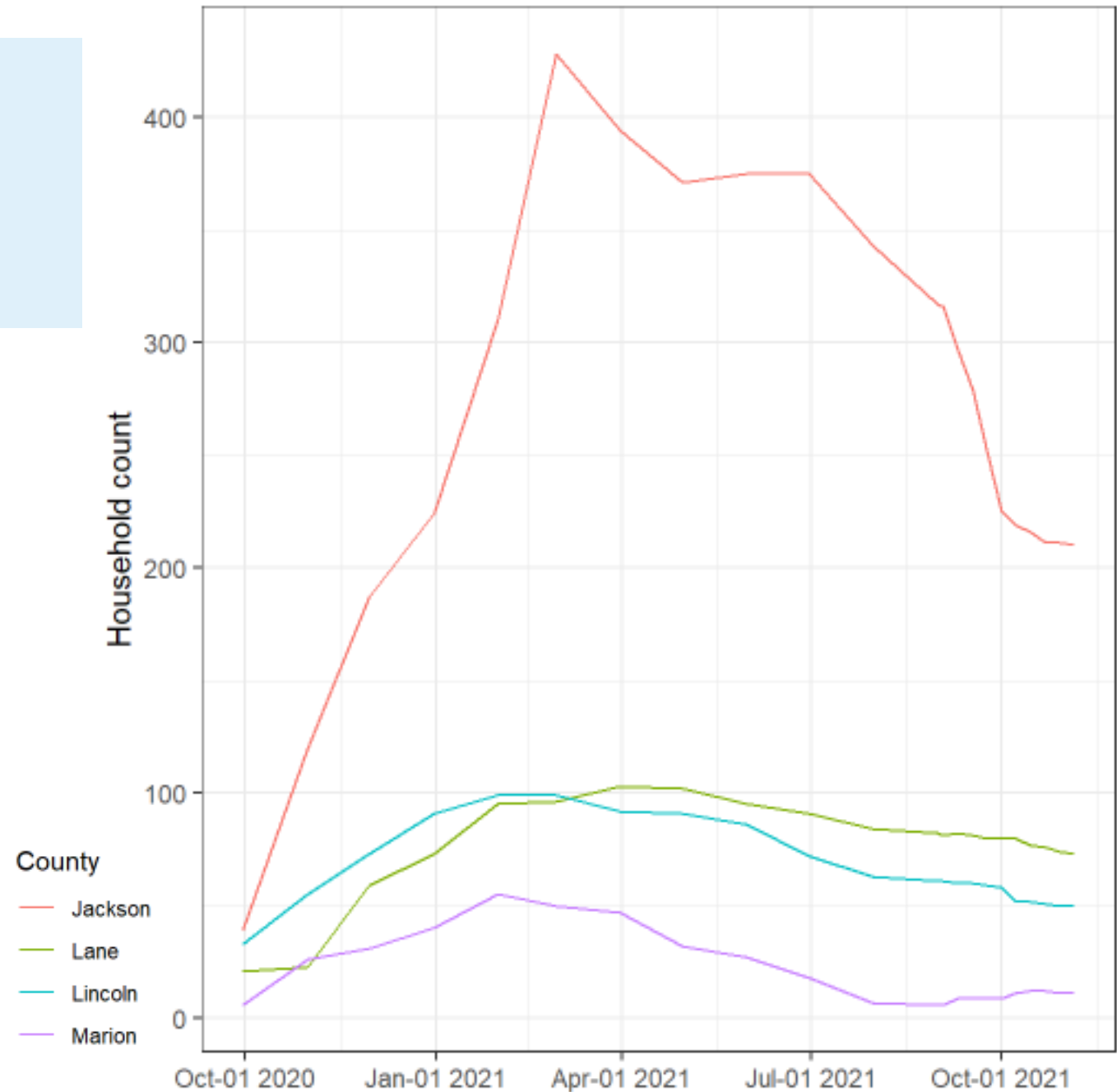
Presentation Outline

- Update on HB5006 Funding
- What's the housing pipeline for survivors across the state
- What's next and what have we learned
- Community Development Block Grant – Disaster Recovery
- Questions and Discussion



Oregon Department of Human Services Shelter Profile

- Continued/sustained progress – not fast enough
- In Jackson – Fortify Holdings will add 279 Studio Apartments by June 2022 with OHCS Rental Assistance
- There are no wildfire survivors still in shelter through ODHS in Clackamas County



HB 5006 - \$150M for Wildfire Housing Recovery

Intermediate Housing Supply (total \$30M)

- RV, Modular and Tiny Home purchase up to 200 homes - \$18M

Land Acquisition (total \$20M)

- Direct OHCS offers through Real Estate Consultants LLC
- Funding for property due diligence (Environmental reviews, Engineering Reports, etc.)
- First come-first serve NOFAs

Flexible Resources for Survivors (total \$40M)

- Wildfire Recovery and Resiliency Account - \$19.5M
- Rental Assistance for Hotels converted to Apartments (partnership with Rogue Community Health and Fortify Holdings) - \$10.5M
- HomeShare - \$500K

Manufactured Home Replacement and Development (total \$50M)

- 140 Modular Homes - \$26M
- Omnibus Park Development Program - \$24M

Oregon Rebuilding Oregon (total \$10M)

- MOSAIC Development – \$10M

Technical Assistance and Program Delivery

- Real Estate/Disaster Recovery Consultants, OHCS staffing, and other services and program contingency to “plus up” strategies or seize new opportunities - \$21.5M

OHCS has reserved an additional \$174M in development resources to expedite development in wildfire impact communities

- These investments are in various stages:
- **Implementing**
 - **Under Contract**
 - **In Development**



Intermediate Housing- \$30 M

- Experienced developers working with local partners to quickly acquire/develop housing options
 - Marion County – 2 sites for up to 32 tiny homes – due diligence underway
Primary partner: Marion County
 - Jackson County – Gateway – 53 travel trailers for families in school district
Primary partner: TURA & Rogue Retreat
 - Lane – 1 site for up to 5 tiny homes/travel trailers – due diligence underway
Primary Partner: Homes for Good Housing Authority
 - Lincoln – 2 sites under review for tiny homes
Primary Partner: County Commission and Housing Authority of Lincoln County
- Travel Trailer Program: a contractor is in place to acquire, place, and property manage travel trailers or tiny homes once sites are ready

Intermediate Housing - Example

Gateway in Talent:

- 53 Travel Trailers sleeping 7-8 each - \$1.7 M invested
- Managed by Rogue Retreat and survivor families referred by Phoenix-Talent School District
- OHCS Infrastructure Investment (\$1.7M) leveraged for long-term affordable housing

[Read more here](#)



Photo credit: [Jefferson Public Radio](#)

Manufactured Home Replacement and Development - \$50M

- Manufactured Housing Replacement Wildfire Recovery Pilot (3 Loans Funded and 11 Commitment Letters issued)
- Experienced developers working with local jurisdictions to quickly acquire/develop housing options.
 - Jackson: 1 park in due diligence, 1 park with open offer – Primary Partner: Housing Authority of Jackson County
 - Direct Modular Home Purchase through Pacific Housing Partnership
 - Lane: 1 park – Lazy Days in due diligence – Primary Partner: Homes for Good
 - Lincoln: 1 property under contract for multifamily development – Primary Partners: County Commissioner and Housing Authority
- Comprehensive Replacement/Development program under development - \$24M



Manufactured Homes Replacement/Development Example

Modular Purchase:

- 140 modular homes beginning delivery as soon as sites are ready – much faster than any other option
- Homes are 2 bedroom, 1 bath, +/- 1,000 sqft



Housing Navigation Tracking and flexible resources for survivors

- \$19.5 million **Wildfire Recovery Resilience Account** – new program to support wildfire survivors with securing short term or permanent housing options
- \$1 million invested in **Jackson Center for Community Resilience** – increasing staff capacity at ACCESS
- \$500,000 **Home Share** pilot program in Lane and Jackson

County	Sheltered Households	Agency	Navigator Placements
Douglas	0	Umpqua Community Action Network	14
Jackson	295	ACCESS	53
Klamath	4	Klamath Lake Community Action Services	0
Lane	74	Lane County Human Services	40
Lincoln	50	Community Services Consortium	10
Marion	11	Mid-Willamette Valley CAA	55
	435		172



OHCS Housing Pipeline

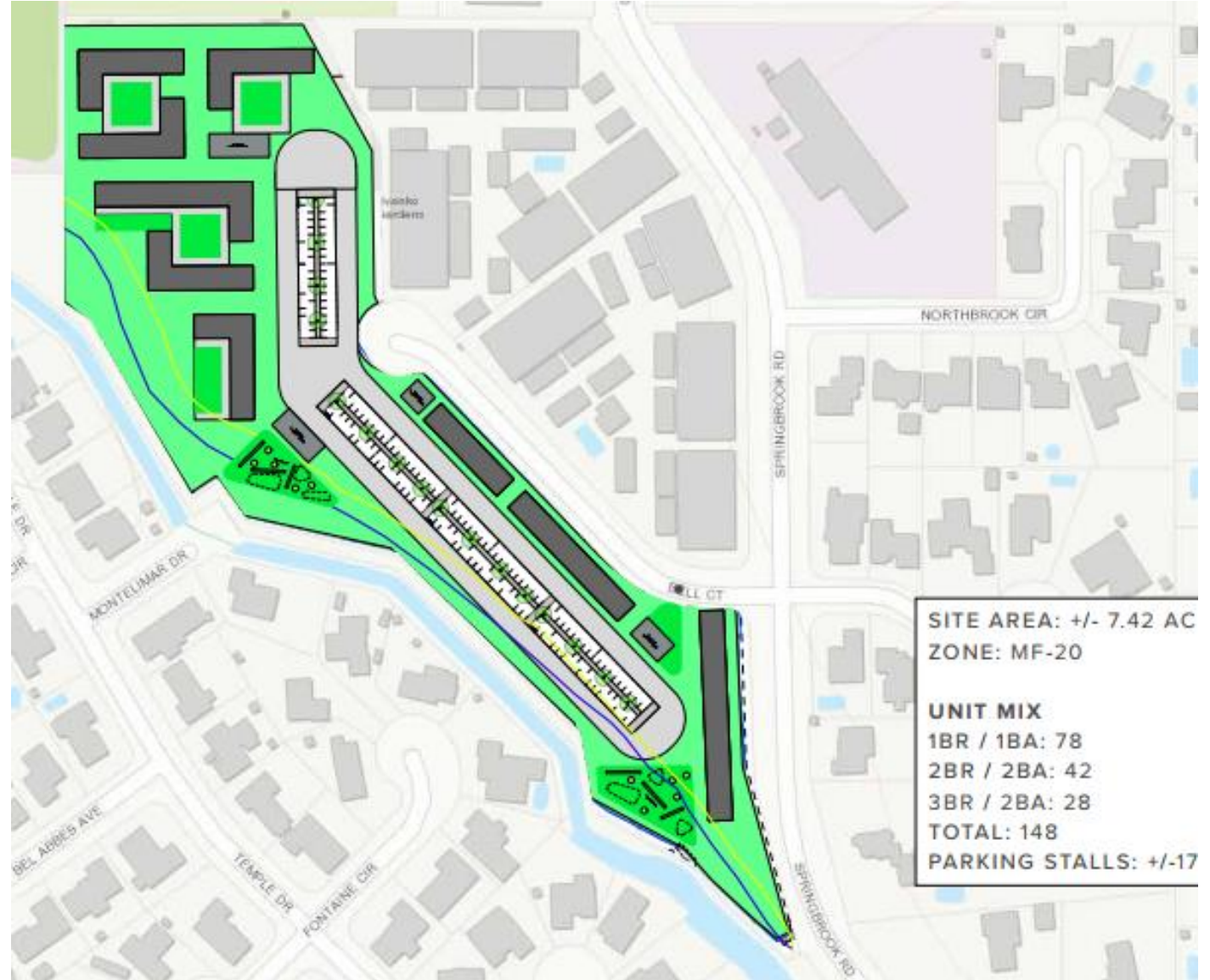
OHCS funded housing under contract and expected to open in wildfire communities in the next year:

Property Name	County	# of Affordable Homes
Snowberry Brook II	Jackson	60
Rogue Valley Apartments	Jackson	76
Modular Park TBD	Jackson	140
Rogue Ridge Apartments	Jackson	28
The Keystone	Lane	15
1100 Charnelton	Lane	45
Deer Creek Village	Douglas	68
Sunshine Apartments	Douglas	144
Sunrise Vista	Klamath	58
Total		687

Oregon Rebuilding Oregon Update – \$10 M

MOSAIC Development:

- 148 homes for Workforce Housing critically needed to support Medford business community
- Modular Housing built with unionized labor at InteliFab factory in Klamath Falls
- Anticipated completion: July 2023



Community Development Block Grant – Disaster Relief (CDBG-DR)

- Oregon will receive just over **\$422 million in CDBG-DR** funding
- Federal requirements for accessing funds include:
 - Unmet Needs Assessment
 - Action Plan
 - Public Engagement and Public Comment
 - Implementation Plan
 - Certification of Proficient Financial Controls
 - Grant Agreement
 - Area-Wide Environmental Reviews

***We expect further details on HUD requirements
and a timeline estimate in February***



CDBG – DR: What's Next

- OHCS is awaiting the release of the Federal Register Notices that will govern the grant requirements
- While OHCS works through the process to get to Grant Agreement with HUD, we need to build capacity to administer this complex, new federal program:
 - Increased staff levels (CDBG-DR award is nearly half of OHCS' biennial state budget)
 - Agency infrastructure to meet new program delivery and federal reporting requirements



Thank You

