

Housing and Homelessness Initiative Update

- Homelessness Response Framework
- Housing Production Framework (*draft*)

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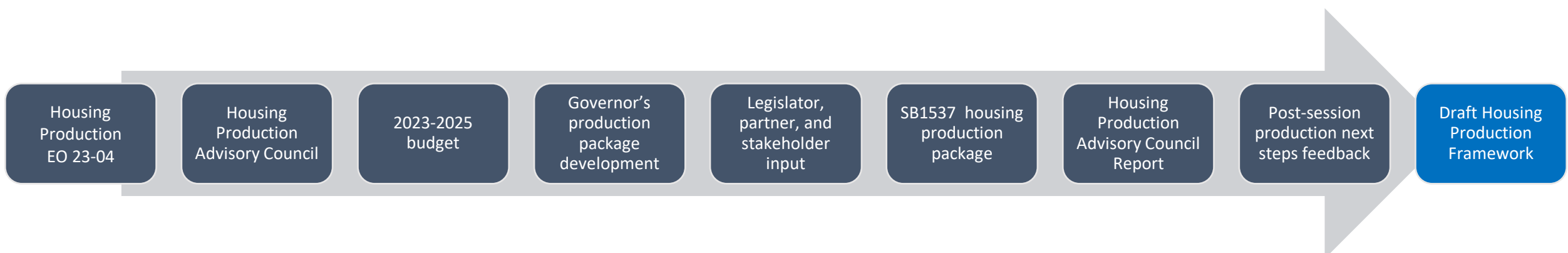
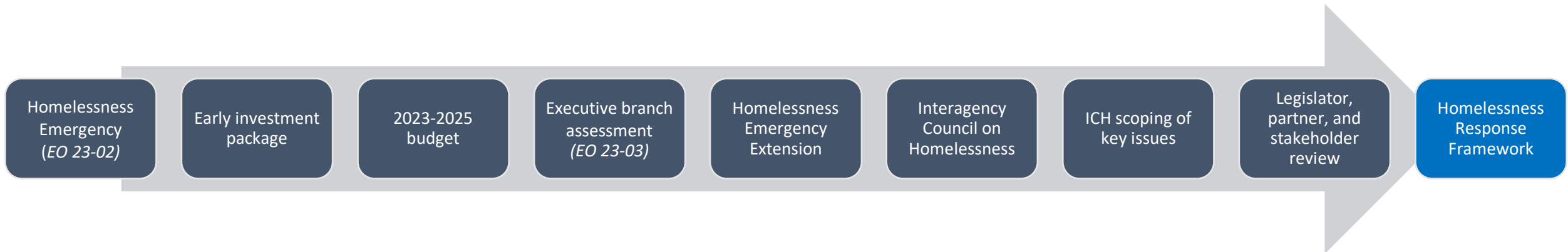
Governor's Office

House Committee on Housing and Homelessness
May 2024 Legislative Days



Office of Oregon Governor

TINA KOTEK



Homelessness Response Framework

*Homelessness Response
Priorities*



Laying the Foundation in Year One

- Emergency homelessness response
- Outcomes focused implementation
 - ✓ Add 700 low barrier shelter beds in Oregon communities
 - ✓ Rehouse 1,650 unsheltered Oregonian households
 - ✓ Prevent 8,750 Oregonian households from becoming homeless

All outcome goals have been exceeded



System Outcomes in 2023-2025 Biennium

- Maintain 2,400+ existing shelter and navigation beds
- Add 1,700+ new shelter beds in Oregon communities
- Rehouse 2,700+ Oregonian households
- Prevent 24,000+ households from becoming homeless



Enterprise Approach

- All agencies to prioritize ending homelessness and take all available action within their existing authority
- Robust evaluation of programs and resources that impact those experiencing homelessness
- Recommendations to prioritize programs, services, and policies that reduce or prevent homelessness



Key Issues

Services are fragmented across the state enterprise, especially for these categories of programs: utility assistance, temporary rental assistance, shelter production and operations, youth-related programs, and health support services

Siloed program development, and lack of state system alignment for similar programs or how people are referred across programs to needed services

Varied and complicated procurements processes create greater administrative burden on program staff and service providers

Funding distribution also varies greatly across programs, with some administered by formula-based funding models and others being a competitive funding process

Minimal data collected by programs that are not required to use HMIS, and few programs analyze data to address racial disparities



Framework Development

- Modifies Interagency Council on Homelessness
- Council to implement objectives informed by analysis of policies and programs
- Scope implementation for each objective
- Annual work plan with implementation steps to achieve goal of reducing homelessness and prioritizing programs that do so across state enterprise



Identified Objectives

-  Strengthen programs providing services to people experiencing homelessness across the enterprise
-  Define statewide outcomes and goals that drive program implementation
-  Advance racial equity and share progress towards equitable goals
-  Reduce barriers for service providers
-  Evaluate programs and create transparency
-  Improve how people exiting state institutional settings and systems of care access the housing continuum
-  Coordinate across agencies



Informing the Work

- Analysis of existing state homelessness programs
- ICH scopes of work to achieve objectives in EO 24-03
- Listening sessions and engagement with providers, partners, legislators, agencies, and other stakeholders
- Government-to-Government and SB770 cluster groups
- Governor’s Racial Justice Council Subcommittee on Housing and Homelessness



Pillar 1: Statewide Homelessness Outcomes

- Align definitions when reporting on outcomes
- Report on goals and outcomes achieved by second year of homelessness emergency
- Determine current service level budget needed for maintenance of state investments
- Create data collection, storage and analysis standards
- Set up infrastructure and data-sharing agreements between agencies
- Support capacity building of culturally specific organizations



Pillar 2: Core Program Improvements

Shelter and transitional housing

- Determine funding needed to maintain shelter and re-housing services
- Develop framework for the state shelter program

Permanent supportive housing (PSH)

- Align key outcome metrics and potentially overlapping state programs
- Develop framework for tiered program providing different levels of funding and services, including connecting people exiting state settings with housing
- Explore inclusion of an integrated behavioral health PSH model



Pillar 3: Population-Specific Strategies:

Youth, adults exiting criminal justice, and veterans:

- Align potentially overlapping programs
- Analyze existing release practices or exits to improve housing outcomes
- Track housing outcomes for individuals exiting or aging out of state programs
- Develop plan to improve housing outcomes for exit, including implementing a housing plan as part of transition procedures
- Expand the “Valid with Previous Photo” program for state institutional exits
- Explore veteran status definition and eligibility for access to services
- Expand ODVA Incarcerated Veteran services to more ODOC facilities



Pillar 4: Cross System Alignment

- Develop a framework for consistent policies and practices to connect people engaging in survival activities on state-owned land or property to services such as housing, navigation, or street outreach
- Behavioral health, health, and housing systems alignment
 - Analysis of CCO, CMHP, and FQHC practices to understand current requirements and how to support expansion of services
 - Maximize billable services for health and behavioral health services
 - Identify high priority shelters or transitional housing to pilot enhanced coordination with CCOs for services
 - Develop a behavioral health and homelessness integration pilot

Housing Production Framework *(draft)*

Housing Production Priorities



Utilizing Practitioner Expertise

- Unpacking the issue with 140,000-unit shortage and 440,000 needed over 20 years, half of which are at 80% median income and below
- Affordable housing developers, housing authorities, and market rate housing professionals bringing expertise to table
- Focused recommendations on actions to yield 36,000 housing units per year for the Governor's consideration



Reforms in Housing System Requirements and Tools

- Oregon Housing Needs Analysis implementation
- Maximizing funding for affordable rental and homeownership development
- Expanding state housing production programs
 - Predevelopment financing
 - Construction loan guarantee financing
 - Modular housing industry expansion



Expanded Housing Production Tools

- Housing Accountability and Production Office
- Local infrastructure planning capacity
- Local housing planning technical assistance
- Infrastructure projects for housing
- One-time UGB site addition option
- Model codes and ready build plans
- Design and development flexibility
- Moderate income financing revolving loan fund



Highlighting Additional Potential Actions

- Five work groups – engaging subject matter experts and developing potential recommendations – availability of land, land development and permits, codes and design, workforce, financing
- Final report with ratified 59 recommendations finalized in December 2023 and presented to the Governor in early 2024



Informing the Work

- Broad array of stakeholder – legislators, agencies, local and regional governments, land use and environmental organizations, affordable housing developers, housing authorities, market rate housing developers, among other stakeholders
- Government-to-Government and SB770 cluster groups
- Governor’s Racial Justice Council Subcommittee on Housing and Homelessness
- **Housing Production Framework in draft form and seeking feedback by June 7, 2024**



Pillar 1: Statewide Housing Production Outcomes

- Report statewide production outcomes compared to the annual statewide goals
- Track the impact of state programs on new housing production
- Focus on equitable outcomes
- Establish and report outcomes for state investments
- Develop an outcomes-oriented budget



Pillar 2: Maintain Existing Housing Investments

Preserve and Stabilize Existing Affordable Housing

- Establishment and capitalization of a state funded first loss risk pool for regulated affordable housing and public housing
- Preservation interventions for housing with expiring affordability agreements, major capital rehabilitation needs, or operational issues
- Interventions for manufactured home park preservation

Achieve Affordability through Acquisition

- Identify the current barriers to support the acquisition of existing housing and conversion to affordability, and identify program and funding options



Pillar 3: Land and Land Readiness for Housing

- Development feasibility for residential buildable land inventories
- Support for local jurisdictions using one-time UGB tool
- Local wetlands inventories and delineations to facilitate removal of wetlands as residential lands in a city's 20-year available land inventory
- Support and create wetland mitigation opportunities to enhance and preserve ecosystem functions and support housing production goals
- State owned properties and identify which may be suitable for housing
- Recapitalize and expand Oregon's brownfield property revitalization and redevelopment fund
- Expanding current land acquisition program



Pillar 4: Less Complexity and Cost for Housing

- Understand and address process barriers in land use, public works, and permitting process, as well as franchise utility process requirements
- Improvements to the State of Oregon's process with major project teams, LUBA modernization, ongoing statewide training institute for planners, permit reviewers, and developers, and alignment of post-construction stormwater standards
- Tools for local jurisdictions and housing developers such as local jurisdictions funding for wetlands in-lieu fee programs, model housing development codes, and changes needed to Oregon statute or rule to fully implement the intent of middle housing addressing barriers to additional accessory dwelling units, single room occupancy units, cottage cluster housing, attached townhouses, and other for rent and for sale middle housing types



Pillar 5: Funding and Programs Supporting Housing

Ongoing Funding for Housing Development

- Maximizing LIFT and other funding, and explore a dedicated, time-limited revenue stream (10 years) for low and moderate-income housing development

Ongoing Infrastructure for Housing Programs

- Program for new affordable and moderate-income housing development for water, wastewater, stormwater, and transportation infrastructure

Strengthen and Expand the State Housing Finance Agency

- Explore changes to Oregon Housing and Community Services financing programs and structure to better support its role as a state housing finance agency



Pillar 6: Workforce for Housing Planning, Permitting, and Construction

Maintain and Expand Successful Initiatives

- Expand state and local capacity for plan review and site inspections
- Continuation of current pre-apprenticeship funding and programming for housing
- Options to expand the Central Oregon Construction Sector Partnership

Understand and Address Workforce Needs

- In-depth assessment of housing production planning, permitting, and construction workforce needs – looking at specific occupation types and regional needs
- Program options based on assessment findings for needed occupations and regions

Questions?