

Housing For All
January 27, 2020 Meeting Notes
8:30-10:00

Hawthorne Conference Room
334 NE Hawthorne Ave.
Bend, OR

Attendees: Morgan Greenwood, City of Madras; Lisa Dobey, St. Charles; Gwenn Wysling, Bethlehem Inn; Sonia Capece, NeighborImpact; Autumn Rackley, NeighborImpact; Phil Chang, County Commissioner Candidate; Donna Burklo, Central Oregon FUSE; James Cook, Homeless Leadership Coalition; Rebecca Batzel, HousingWorks; Tarin Denney, City of Redmond; Bruce Abernethy, Bend City Council; Phil Henderson, Deschutes County; Moey Newbold, Central Oregon Land Watch; Dwane Krumme, Habitat La Pine Sunriver; Dee Dee Johnson, Bend-Redmond Habitat for Humanity; Tyler Neese, COAR; Phil Henderson, Deschutes County Commissioner;

Via Phone: Annette Liebe, Governor's Regional Solutions Coordinator; Patrick Davenport, City of Sisters.

Staff: Scott Aycock, COIC; Dana Greenwald, COIC; Colleen Sinsky, COIC MSW Intern.

Welcome & Introductions: *Scott Aycock*

Nick Snead was absent for this meeting. Scott Aycock called the meeting to order with a welcome at 8:34. Introductions were made.

Last Meeting Outcomes, and Updates on Action Items - *Dana Greenwald*

Dana Greenwald shared outcomes and updates from the previous meeting on December 16th. Dana requested any corrections to the notes from the prior meeting. At the last meeting, Scott Aycock presented a recap of HB 2003 and requested feedback and letters of support for the Regional Housing Council Pilot proposal. The version shared in this current meeting packet includes recent updates made since it was last presented. Tarin Denney shared updates on Redmond's housing initiatives, including Skyline Village affordable mixed-use development, which is a result of HB4079. Tarin also talked about a Housing Trends and Analysis presentation he had given to Redmond City Council, which is available on the COIC website at <https://www.coic.org/community-development/housing-for-all/>. Next Thomas Ngo from Brink Communications joined by phone to present a campaign update. Colleen Sinsky shared an update about what would have been the January housing workshop, which is now rescheduled for March. Janel Ruehl shared updates from the DEI Committee, including the need for developing shared definitions and an invitation for more members to be involved with the committee work. The definitions and a DEI policy will be developed at a February DEI subcommittee meeting. Scott shared about the identified strategies briefly, and this meeting will cover the strategies in more depth.

COHC Funding - *Scott Aycock*

Scott shared an announcement that H4A submitted a grant to COHC Housing Workgroup at the end of the calendar year for a grant to support the workshops and staff time. H4A was funded initially for \$26,000 to specifically support the March workshop as well as a Health and Housing workshop to occur in late summer or the end of fall. We plan to pursue a deep partnership with the Health Council, which is moving in the direction of becoming a collective impact-type model and developing a workplan that integrates what groups are already working on. The Health Council awarded an additional \$10,000 more to support staff time, in recognition that H4A had more funds to pass through rather than to support staff time, so this was a really wonderful, well-timed grant.

Continuation of OR Regional Housing Councils & HB 2003 - *Scott Aycock*

Scott gave a brief update on the background of the Regional Housing Council pilot. This pilot would be a natural evolution of this H4A effort in response to the state's recent new funding and policy initiatives around housing. Oregon Housing and Community Services doesn't yet have a strong network of staff across the state like ODOT. While some H4A members currently work directly with OHCS in various ways -such as Neighbor Impact, or tax credit financing- there isn't currently a council like the Area Commission on Transportation for the region to identify priorities in housing and to share regional feedback on policy proposals. This pilot is also in response to having heard from people working across the housing spectrum that they would like to see a way for more engagement with local elected officials (counselors, commissioners, and the state delegation). This would create an efficient, state-recognized way for stakeholders from all dimensions of housing; developers, homeless service providers, land use, health, homelessness prevention to communicate needs and to come together to learn. Local governments could also come together to learn from each other about what's working. This pilot council could also use the RHNA and other pieces of data also provides baseline data to measure impacts of policies over time.

Another piece of the pilot that was a revision this year was a result of HB2003 which requires regional housing needs analyses every eight years. These will look a little different from our RHNA, which focused on household needs. The HB2003 requirements are more specific to unit production and state and local targets for unit productions. The state is currently determining the methodology for this, and we believe it makes more sense to work with regions in delivering this, rather than creating the process out of Salem exclusively. Nick Snead is currently in Portland to share this feedback, and Scott is going to Salem tomorrow to share the same feedback encouraging regional input in how the regional housing needs analyses are conducted. The requirements of the bill were worked into the Regional Housing Council Pilot. Scott shared that one change between the RHNA and HB2003 requirements was to recommend a 4 year interim update, rather than assessments every 8 years, especially in rapidly growing areas.

Scott shared that the Regional Housing Council Pilot no longer includes a space for reviewing funding applications from our region to the state. In reviews with state and local partners, we realized that including these reviews of these highly technical applications didn't seem

workable. Instead, the pilot includes a request for the state to take regional priorities into account as they review funding applications from the region.

Bruce asked what type of feedback has been received and what the timeline is for letters of support. Scott shared that it has been well received, locally and at the state level. Local partners have shared specific suggestions, such as Lynne McConnell having recommended against the regional housing council reviewing complex funding applications to the state. In general, the overall concept has been received positively. At the state level, feedback included OHCS staff recommended pursuing legislation to codify the Housing Council Pilot, but this is a future goal not currently being prioritized, because of the amount of work involved. Pursuing legislation may become a priority for the next session.

Scott said that as far as a current timeline, we've been working through feedback on drafts, and would like to move towards a final version including letters of support in February.

A formal request to the state to endorse the finalized pilot that had been reviewed by all key stakeholders would include:

1. Formally endorse Regional Housing Councils as a means of engaging regions in the implementation of the Statewide Housing Plan, related housing legislation, and creating priorities for funding programs.
2. Identify specific ways to incorporate Regional Housing Councils into state systems and processes regarding regional engagement in data gathering, planning, priority setting, and developing funding priorities.
3. Recommend means of state funding (matched to local funding) to support Regional Housing Council functions, including meeting facilitation, staffing, communications, data gathering, and planning.

Scott encouraged H4A members to join in sharing letters of support any time. Scott is setting up a meeting with City of Bend leaders. David Brandt voiced initial support, and Scott is going to seek out more thorough engagement and letters of support. Scott Cooper had voiced some questions related to including homelessness in the proposal, and Scott Aycock had worked with the Homeless Leadership Coalition to further develop the inclusion of homelessness in the priorities. Scott Aycock reiterated that compiling letters of support and finalizing the process in February would require more work to reach out to all major stakeholders, and opened the floor to questions and concerns.

James Cook asked about requirements under HB2003 and who would do the RHNA in Central Oregon, if not the Housing Council Pilot. Scott said that the methodology is being developed now, and is due in September. OHCS would be taking the lead, with DLCD and the DAS. It's possible that a consultant will be hired, will definitely be regional in scale. Scott is attending a meeting with OHCS tomorrow and will know more after that meeting. EcoNorthwest may have been hired as a consultant to develop the methodology.

Annette Liebe voiced a concern that COIC may not have the capacity to conduct technical code revision and assessment, and asked to hear more about what that would entail, as well as details on the regional focus, how counties would be involved, and whether this council would include making recommendations to cities and counties to change policy. Scott said that a consultant would be brought on to do the technical assessment work under a multi-stakeholder group, possibly under a technical committee, and agreed that COIC staff does not have capacity to do those assessments. Annette and Scott agreed that the budget should reflect the need for hiring a consultant.

Morgan shared that this model is critical for outlying jurisdictions that may lack the planning capacity. Scott agreed and shared that the Corvallis group has seen a benefit to providing planning support to their outlying communities and there is a hope that this council would be able to learn from them. Annette asked if counties should be included in this council. Scott directed the question to those in attendance, and Phil Henderson agreed. He shared that he was happy to see this proposal, and was in favor of counties being involved in the council because they are already participating in housing in a number of ways. The county has made land donations for housing, including recently 40 acres for Redmond's affordable housing project, and in La Pine for Habitat For Humanity for projects. Second, the county is active at the state level in advocating to get ADUs allowed on county lands in rural Deschutes County like they are in the city. Phil also shared that at an October meeting with DLCD, he advocated to keep non-resourced lands on the agenda as something that they work on. He realized that DLCD's focus is strongly on the Portland area and that likely the only way for our area and other areas of the state to get recognized is for us to be better organized. Phil said that the Association of Counties would be very interested and that there are a lot of county commissioners from smaller counties across the state that would be interested in having more of a voice, and that a regional approach would be ideal. Phil said that in response to Annette's concern about reviewing technical codes, that the county could bring staff capacity for technical reviews of land use. Scott said that the work of the council would be "we work" whether done by a consultant or partner agencies, rather than COIC delivering additional services.

Phil Chang shared some historic examples from his time at COIC of working on the Steelhead reintroduction project that had incorporated a number of departments. In that model, each jurisdiction had contributed money, a person to oversee, and funding to hire a consultant. Each jurisdiction had come out with an individualized analysis of technical needs, and the project worked well. The same model was recently used successfully for a stormwater project, so we know that COIC has done this regional model before.

Moey asked if this RHNA would replace the current Housing For All consortium? Scott responded that yes, H4A would evolve into the Regional Housing Council, but the seats would remain very similar, just broadened to include local government officials and content experts. Annette wanted to ensure that counties would be specifically added to the draft. Scott requested that anyone who is interested in digging in further would set up a meeting to discuss in a one on one meeting.

Gwenn Wysling recommended collaborating with the RHIP and Health Council and this housing council serving as a bridge between the two groups. Everyone else will receive a final version and a template letter of support that can be personalized.

Next steps: Scott shared that the final version of the pilot and letters of support would be packaged into a proposal to our partners at the state. Tammy Baney will engage with members of OHCS's Housing Stability Council and department directors. Scott shared that one of the Housing Stability Council members is also a member of the DLCDC. Scott shared that the goal to submit the pilot is in March, because OHCS is a small organization that is very busy right now and in the middle of the short legislative session. Annette requested that Scott please share with Tammy that Annette shared the pilot draft with agency directors as well as the governor's policy advisors for DLCDC and OHCS. Scott expressed gratitude and will let Tammy know.

H4A Strategies - *Scott Aycock*

Scott shared a brief recap of the H4A strategies (<https://www.coic.org/community-development/housing-for-all/>). The RHNA included a large number of recommended tools that have been used successful elsewhere in the country to address housing needs. The H4A Strategy Committee began working on focusing in on some of these tools last summer and developed them into the priority list of tools that H4A as a group can lean into – either as an endorsement or to identify that this is a potentially valuable tool that no one is currently working on. In that case, H4A could potentially take on shaping up a strategy by identifying a lead organization, coordinating organizations, bringing resources, but not by taking on running a new program. Previously, COIC staff time to accomplish this had been a concern, but the recent Health Council funding will make it possible to stand up subcommittees and collaborate working on each strategy.

Scott shared a highlight summary of the priority list created by the Strategy Committee emphasizing that the goal was to identify a list of tools that would include everybody- rather than honing in on a specific interest or issue. The complete table of strategies, proposed tasks, and existing partners can be found at <https://www.coic.org/community-development/housing-for-all/>.

- Incentives to Reduce the Cost of Housing
- Develop an Employer Assisted Housing Program
- “Safe Parking” Areas for People Living out of Vehicles
- Create a Rental Deposit (and other costs) Fund
- Strengthen Regional Collaboration on Housing and Homelessness
- Promote a Policy of Building Supportive Housing as a Percentage of Overall Affordable Housing Units

Scott opened up the floor for feedback and conversation.

Bruce Abernethy expressed support for these priorities and the fact that H4A narrowed to a reasonable number of strong priorities that present a “storyboard approach” offering a place for anyone to see their place in the puzzle going forward. Bruce expressed liking all of the efforts and believes that these are where H4A can have a very tangible impact. Scott agreed that these strategies mark the turning point from analysis and coordination to actually digging in and doing the work.

James Cook asked who would actually be driving the efforts, and whether strategies could be adjusted as community priorities and needs change. Scott reinforced that the work would be done by subcommittees as well as people not currently at the table. The strategies document would be a living document that could be adjusted as needed, and the Strategy Committee would continue to exist and share strategy recommendations. The strategies are meant to be iterative, and when needed H4A can abandon strategies that are not working well, and adopt new priorities.

Dana Greenwald recommended an addition to the landlord mitigation fund priority to include renter education to accompany the mitigation fund, such as Rent Well or Ready To Rent. Sonia Capece shared that NeighborImpact offers the class, and that it has been very successful, however due to budget cuts the class has been offered just once a year. Bruce responded that we need to raise more money, and that Rent Well type classes would fall into the category of creative ways that the government could partner with nonprofits to promote this type of creative response. Bruce drew a comparison to promoting a private sector mentality and to offer a hand up rather than a hand out, similar to Habitat for Humanity’s model. That type of program is an example of one that could generate more funding by tapping into the private market. Morgan Greenwood shared that she’s seen this model be successful with St. Vincent de Paul in Eugene, but that it requires collaboration and buy in from landlord organizations. She suggested that perhaps H4A’s role in promoting this could be to provide education and data to support.

Moey Newbold voiced support for adding the tenant education piece to the mitigation fund strategy. Dana clarified that the strategy would involve more than just a one-time financial support, and would promote long term stability through education. James expressed that all of these strategies involve an element of education. Scott said that the strategy should entail supporting what already exists in terms of tenant education courses and reiterated that a mantra for engaging with each of these strategies would be to learn what already exists and how to best support existing projects, rather than duplicating efforts. Annette agreed with supporting and improving existing programs and suggested crosswalking with the existing state program. She also mentioned that we don’t need to *start* an employer-assisted housing program, rather than supporting employer supported housing. Annette suggested highlighted resources, such as a program in OHCS’ budget that would be developed through the Regional Solutions cabinet that would help stand up some projects. She mentioned others doing these efforts in the last session and short session who could be collaborated with. Scott asked if they’ve done any research around what employers would be interested in and who is doing

what. Annette said that they have done some ad hoc research, and they have a pilot going to establish workforce housing projects.

Phil Henderson mentioned the current example of the Sunriver Resort proposing to build employee housing in the Sunriver Business Park, but mentioned the issues such as parking and coming up with the planning department around that. Phil expressed that this is a great idea and he thinks it will happen, but that there are obstacles that come up, such as what they will be allowed to do with the housing in the winter – such as rent to Mt. Bachelor employees. They already have the plans done and commitment to doing this.

Dwayne Krumme mentioned that Sunriver Resort is building permanent employee housing. Scott said that this is great to know, and that the director is on the board of COIC and could be a great contact.

Tyler Neese echoed what others had said, and mentioned the importance of propping up and sharing success stories. He suggested considering something like reaching out to jurisdictions to ask what projects already exist or are being developed in each high level strategy bucket, so we are aware of each and the existing partnerships. Tyler mentioned potentially sharing information across these projects how, for example, something like SB 608 might impact each. Dee Dee Johnson mentioned a new mixed use employer assisted housing project under consideration in La Pine with Habitat for Humanity following a land-lease model.

Scott mentioned that there had been old conversations about potential model for dorm-style housing that COIC students or Mt Bachelor employees could live in part of the year, and Sunriver resort employees could live in in the summer. The Workforce Investment board had been convening these conversations, but Scott isn't sure that anything had come of those conversations. Sonia added that she would like to see information about resources like the IDA match being shared with employers and employees. Scott mentioned that H4A supporting employer-assisted housing could be as simple as elevating these tools, and mentioned the example of COIC's Employee Assistance Program now including homebuyer assistance, or another example of a forgivable loan for a down payment after a certain number of years worked for a company.

Moey Newbold asked if H4A would be voting to adopt the strategies today and commented that the strategies could include more specific information about who each of the strategies would target, for example- the incentive for an employer-assisted housing project would specifically target below 80% AMI, rather than households at a higher AMI. She suggested that the strategy table be expanded to include where the greatest need is and how each policy would address that need, emphasizing that putting H4A weight behind a policy means that it should be addressing the greatest area of need.

Donna Burklo asked for the PSH strategy to specifically mention a building in addition to scattered-site. Scott shared that the language is broad enough to include building, but that they should talk offline to ensure that the strategy is correctly written.

Scott asked for a vote to endorse, with recommendations made today, this as a “working list of strategies” and staff would begin working on how H4A would endorse, and how we would work on things that need more than just endorsement. For some strategies, that might mean coming back to the H4A table to ask for subcommittee support.

Scott opened the floor for any discussion points before taking a vote to endorse the strategies.

Phil Chang suggested adding an incentives for jurisdictions like Deschutes County that own large tracts of land within the UGB to contribute land towards achieving these strategies.

All in attendance unanimously voted to affirm their support. On the phone, Patrick Davenport voted yes, and Annette Evans abstained from voting, but indicated that she is happy to participate.

Building the Toolkit Workshop Update - Colleen Sinsky

Colleen shared a loose draft agenda of the upcoming housing workshop that has been rescheduled to Monday, March 16th. She shared that the goal is to promote co-learning among stakeholders who generally are not engaged with each other, from direct service providers to elected officials. The Oregon Housing Alliance will likely not be represented at this new workshop date. However, Oregon Housing and Community Services will be sharing about the impacts of the previous legislative sessions and what that can actually do in Central Oregon, as well as their Diversity, Equity and Inclusion priorities and suggestions for local and regional collaboration. Much of the agenda is currently up in the air, and Colleen expressed being open to suggestions as we develop it.

Scott shared that he hoped that everyone had received the Save the Date announcement and to expect more information coming out. Thanks to the Health Council grant, the workshop is now being offered for free. The hope is for this event to promote partnerships and collaboration, rather than just sharing information. A piece of that will be OHCS talking about their priorities, and us having a space to be able to tell them what our priorities are and ask for specific support to reach our goals. There will also be a sharing session for community partners to share what they’re working on, and what’s worked or not in order to learn from each other.

Bruce suggested that this is a great opportunity, but that our strength comes from regional collaboration and suggested the need for planning ahead of time to avoid just individual organizations rather than building. He recommended creating opportunities for pre-planning groups to ensure a unified messaging and get the most out of the larger workshop, or for coalition-building among stakeholders by community. Scott shared that the workshop agenda currently includes a “local” panel and a “regional” panel, and that some pre-work would be done by each panel ahead of time. He agreed that there would be time prioritized in the agenda for small groups to work together, and that might complement the announcement of the campaign and small grants program.

Annette suggested using the H4A strategies as a framework for workshop discussions and to have an interactive dialogue with OHCS framed by the strategies.

Moey agreed and suggested having some messaging from the communication strategies prepped to be ready for the workshop. Scott shared that the campaign materials would be shared at the workshop. Gwenn asked if the workshop would still be included as a two-day event to prime the Advocates College event. Colleen and Scott shared that we don't yet have the Advocates College rescheduled, but that it would not be a two-day event anymore due to timing. Gwenn asked about what the inclusion for DEI principles would be, and whether it would be incorporated throughout all topics or in a separate session. Scott responded that the specific topic would relate to learning from OHCS about best practices and targets for projects coming out of Central Oregon. Gwenn emphasized the need to focus on identifying the most vulnerable population that is being impacted.

Colleen issued an invitation for anyone interested in working on creating the diversity, equity and inclusion policy statement and toolkit to reach out to join in the DEI subcommittee work being scheduled for February. Donna mentioned Embrace Bend as a resource for DEI. Gwenn indicated being interested in being part of the DEI work.

H4A Campaign Update - *Scott Aycock*

Scott shared a campaign update. Initial feedback to Brink on the first draft of their key messages platform was to promote the priorities and needs for housing in the region, rather than focusing on Housing For All. The key messages were:

- Collaboration is key
- The housing crisis impacts everyone, and we need a broad array of partners to work together
- We know what works, we're building strategies that address priority needs
- These are the real people who are affected (to make it real and show the diversity of people who are being impacted by the housing crisis)

The actual messaging is still being developed, but we would have a draft from Brink by the end of next week. A new draft will be shared with H4A at the February meeting for review.

Dana extended an invitation to anyone who is interested in joining the Outreach committee or getting involved with developing and giving input on the campaign through weekly calls with Brink. Dana also shared that she is working on a rough draft of the small grant program out of our MMT grant that will support the continuing advocacy piece of the campaign to promote RHNA-identified regional housing needs. The Outreach Committee will hopefully be involved in finalizing the small grant program and reviewing applications. Moey indicated being interested in joining. Bruce Abernathy, James Cook, and Tyler Neese, who have been on the Outreach Committee, will continue to be involved. Scott shared that we will be sharing a draft of the small grant program at the February meeting. He reinforced that the grant would prioritize collaboration, and have a low bar to participation so that stakeholders who haven't traditionally

been involved could access the funds. Dana shared that work sessions would be offered to help with the grant application, and that both the campaign and small grants program would be announced at the March 16th event. Scott added that the small grant program would also include ongoing partnership and support.

H4A Charter Refresh – *Dana Greenwald*

Dana shared that after two years of existence, there is a need to refresh the H4A charter and ask current members to re-sign. She issued an invitation to form a subcommittee to examine whether we have the correct people at the table, and issuing invitations to ensure equitable participation and fill empty seats around the H4A table. Scott emphasized that we have some empty seats, and a lot of people participating now have not officially signed on to the charter. He shared that we have seats for public health, law enforcement, private developers, Warm Springs, but they are currently empty.

Bruce shared that he was supportive, but asked how the charter refresh would dovetail with the regional housing council pilot, and maybe it's worth waiting until we see how the housing council pilot may adjust H4A goals. Scott answered that the Regional Housing Council Pilot has an unknown timeline. Because it's true that the housing council pilot may adjust the charter, it would make more sense to just refresh the membership. Lisa asked if there was an urgency piece to refreshing the membership list, and if we're missing out on opportunities to vote by having empty seats. Scott shared that there has been a slow creep with increasing empty seats, but that with new, upcoming specific projects, there will be a need for voting. Moey suggested focusing on filling the empty seats, and using COIC staff time if possible rather than creating a new subcommittee. Scott emphasized that this was not about excluding anyone from participating in this meeting, but to ensure that all target areas are represented at the table and there is some kind of standard around who is voting. Tyler suggested recruiting with a focus on DEI priorities. Scott agreed that staff would look at the list, make recommendations, have conversations with target folks, and bring that back to the February meeting for acceptance. Then we would invite those folks to participate in an informal onboarding.

Roundtable:

DeeDee Johnson shared that Habitat for Humanity applications close today in Redmond, but open today Bend Habitat for Humanity homes. Scott asked if there is a "one stop shop" for this type of information? Colleen Sinsky shared that she is working on including all of that information in the monthly Homeless Leadership Coalition newsletter.

M-oey shared that the City of Bend is holding a public hearing on February 19th for a land use change in Bend Central District. This would be a great opportunity to share input on allowing more housing in the central district.

James shared that the next HLC meeting would be at Redmond City Hall on Friday, February 7th at 8:15.

Meeting adjourned at 10:33. Next meeting: Monday, February 24th, 2020.