

Housing For All

April 19, 2021 Meeting Notes

Meeting to address housing needs of Central Oregon, occurring the 3rd Monday of each month.

Agenda:

1. Welcome and Introductions
2. Last Meeting Outcomes and H4A Business
3. Legislative Updates
4. Roundtable
5. Committee Updates
6. Funding Updates
7. Review Next Steps

Outcomes:

- Staff will prepare the Charter for signature
- The DEI Statement was approved unanimously

Attendees: Autumn Rackley, Neighbor Impact; Renee Wirth, Central Oregon Health Council; Kathy Austin; Bend Affordable Housing Advisory Committee; Karna Gustafson, Central Oregon Builders Association; Mande Seeley, Sisters Housing Advocate; Nick Snead, City of Madras (co-chair); James Cook; Homeless Leadership Coalition; Dee Dee Johnson, Bend-Redmond Habitat for Humanity; Sharlene Weed, Sisters Habitat for Humanity; Tammy Baney, COIC; Bruce Abernethy, Bend-La Pine School District; Sonia Capece, Neighbor Impact (co-chair).

Guests: Elaine Knobb Seasholtz, Mosaic Medical; Cat Zwicker; Gwenn Wysling, Bethlehem Inn; Erik Kropp, Deschutes County.

Staff: Morgan Greenwood, Ciara Williams, Scott Aycock, COIC.

1. Welcome/Introductions – *Sonia Capece, Co-chair*

Upon arrival to the meeting, staff instructed members to type their Name, Organization, and Preferred Pronouns in the Zoom Chat Box. Sonia Capece called on attendees to introduce themselves.

2. Last Meeting Outcomes & H4A Business – *Morgan Greenwood, COIC*

Morgan reviewed the outcomes of the March meeting.

Term Assignments:

Members are on staggered two year terms. To determine the staggering, Morgan randomly assigned half of the membership one year and the rest two years. Each term expires on the first of the year. The only two vacancies are large employer and public safety.

Sonia asked about the process for signing the charter as a new member. It was decided that staff would prepare the document for online signatures and send it the appropriate members.

3. Legislative Updates

Allison McIntosh, OHA:

HB 2006 would allow temporary and expedited shelter siting. It had a hearing last week, and once it leaves committee this week, it will go to the senate floor for a vote.

HB 3261 would allow any Project Turnkey projects to be turned into affordable housing without having to stop through a rezoning process. This bill is heading to the senate floor soon.

HB 2004 would provide money for shelters and navigation centers; the money was put into **HB 5042** and has already passed. There is money in the bill for Bend to build a navigation center.

SB 8 would allow affordable housing to be built on commercial, publicly owned, or religious land. It would also expand certain protections for affordable housing. It will be voted on this Wednesday, then it will head to the house.

HB 2009 would reinstate the foreclosure moratoriums on June 30, and it can be extended twice for 90 day periods. 70% of people are protected by the CARES Act, but HB 2009 would protect everyone. The bill has passed the House and had a hearing in the Senate Housing and Development Committee; it should be seen on the floor soon. It would give a grace period to pay any missed rent during the emergency period. The eviction is typically a 72 hour notice, but it was been extended to 10 days temporarily. **SB 282** would give tenants more time to access rent assistance.

Sonia requested an update on the foreclosure bill. **HB 3209** would provide money for foreclosure counseling and it would be expanded to include those who have already had foreclosures filed against them and those who are at risk of it. The bill provides folks with trained counselors to negotiate and navigate the foreclosure process. Foreclosure counselors were put in place after last recession and it was a very successful program. HB 3209 is hanging out in ways and means. Any support for the bill would be helpful.

LIFT, Local Innovation and Fast Track Housing Program, provides funding for housing development. It is money to build rental and homeownership housing. It has been used since 2015. Neighborhood Partnerships is asking for 250 million in **SB 5505**. It would build thousands of units throughout Oregon. *The status:* There was a great hearing, but it will sit in ways and means until the end of the session.

HB 2163, the Youth Rental Assistance pilot program, is in ways and means. In May, there will be a revenue forecast that will start the ways and means negotiations. Alison encouraged members to send their budget priorities to the legislators.

Alison updated the website: <https://www.oregonhousingalliance.org/2021endorsements/>

Karna Gustafson, COBA:

Some of the bills that COBA was opposed to have already failed to get out of one committee and to the other. **SB 391**, the rural ADU bill, is out of the Senate and on the House side. It allows individuals to build ADUs under very strict circumstances in rural areas outside of the UGB. There are restrictions on how big, the material, and how far from the house it can be. There are a lot of illegal ADUs in rural Deschutes County, and they want to bring them into compliance and to ensure they provide safe living conditions.

SB 458, passed out of the Senate and moved to the House. It allows middle housing to be divided in an expedited manner for homeownership. If you are building a middle housing product under *HB 2001*, you can divide them with an expedited land division for homeownership instead of just rentals. As of right now, they can only be rentals.

The **REACH bill/code** allows a builder to go above and beyond energy codes. The current iteration in way and means would let jurisdictions adopt it formally and make it mandatory for the jurisdictions. However, there are huge hurdles to doing it. It would remove the jurisdictions from the building codes division. They would have to come up with their own permitting and inspection programs. The Reach Code isn't vetted through the rigorous process of the Building Codes Division (BCD). It would prevent a jurisdiction from getting code interpretations from BCD. There are a lot of unintended consequences with the bill and to date, none of them are fixed. **COBA is opposing the REACH bill.**

There are three bills on **wildfire**; the fire marshal's bill is dead, but the Coalition's and the Governor's bills are still alive. There is a rebuilding bill with no time clock. The Governor's bill is still alive on fire hardening. Then there is the coalition bill involving everyone from AGC to agriculture. There is 150 million dollars in the Governor's Bill, so COBA is not sure if it will move with the budget deficits. The two surviving bills will go to a rules committee to hash out a compromise.

The mortgage interest deduction phase out also died, which would have prevented mortgage interest deductions on 2nd homes. It comes up every session, and we will likely see it again.

There is an **SDC bill** that has survived the cut off to do a study of SDCs. It focused on parks SDCs and how they are calculated. The parameters that parks use to adopt SDCs are loose as opposed to sewage and transportation. The bill will allow disclosure of SDCs at closing to let buyers know which parts of their home pricing is SDCs.

HB 2488 is the climate justice bill. It is on DLCD's work plan to create a Goal 20. The bill was not ready for this session. There are clear and objective standards for building codes and land use; it was not clear if climate justice would be on the clear and objective path. It will likely return in future sessions.

HB 2814 is an indirect source pollution bill. It creates a new DEQ regulatory program. It is still alive but it has been reduced to a study.

4. Roundtable - Priority Information to Share – *Sonia Capece, Co-Chair*

Sonia Capece: Sonia provided an update on the IDA program. The bill is moving along. There was a good hearing, and it has strong support. The IDAs will continue being a tax credit funding mechanism. One of the changes would allow them to sell them up to April 15. It also has changes for the time frames that a participant has to be in the program and the match requirements. This way, people working towards home ownership are more likely to reach their goal in a shorter period of time. For local context, they had 770 people put their names on the list with only 60 spots. They have expanded their racial and geographic equity of the slots. Neighbor Impact is thrilled to see representation from all of their areas.

DeeDee Johnson: Bend-Redmond Habitat is in the process of selecting five more applicants for their townhomes. If you have clients who would like to apply for a three bedroom two bath land lease, connect them with Habitat for Humanity.

Gwenn Wysling: Bethlehem Inn is hoping to see HB 3261 and HB 2006 pass. They have a conditional use meeting with the Redmond Planning Commission. If it moves forward, Project Turnkey will be up and running. They spoke with Tom Kemper last week in hopes there will be geographic representation of the projects on this side of the state.

- Bruce Abernathy: Bruce heard that the initial hotel in Bend backed out due to structural integrity issues, and he wondered what the plan B was. Kathy Austin said that the structural concerns were enormous. They are in negotiations on another site. There is the intention to move forward with another motel in the area. Gwenn Wysling added that the deadline hasn't been extended and it is still June 30.

Sonia Capece: The City of Redmond is in the middle of accepting applications for CBDG Redmond. If anyone uses that source, they should look for the application opening soon.

Autumn Rackley: Neighbor Impact is still accepting applications for state rental assistance. There may be federal funding coming down next month. There is no mortgage assistance at this time, but they have a waitlist going.

Scott Aycock: Scott is working on submitting projects for the state ARP funding. He wanted to know if anyone had submitted housing related projects.

- Autumn submitted emergency rental assistance.
- Bruce suggested checking with David Brandt to find out more.
- Neighbor Impact does a community needs assessment. They are in the process of developing it. It will be available in December 2021.

5. Committee Updates

Policy Committee: James Cook, chair:

James said that the policy committee did not meet this month. They are looking for a new chair and can always use new committee members. James reviewed their past work, noting that they received 3 requests for endorsement. A letter of support was sent to Loren Naldoza, who requested the endorsement for HB 2551. Kathy Austin requested an endorsement for HB 2163, pertaining to rental assistance for youth who have aged out of foster homes. It will be a pilot program and it was not clear if it would be impactful to the region. Therefore, the committee held off on endorsing it until more information was made available.

Outreach Committee: Morgan Greenwood

The Outreach Committee reviewed the work that the previous committee started with Brink Communications, including the communications plan. The plan gives them many months of work to do. At the next meeting, they will dive deeper into the communications plan. Morgan said there is some low hanging fruit to take care of. Morgan and James explained that non-members are welcome to join specific work committees. They implored members to consider the committees as helpful tools for their staff's development. The commitment would be two hours a month.

DEI Committee: Morgan Greenwood

The DEI Committee reviewed the work done by previous committee. Morgan read the draft policy statement: "*Housing for All works to build a Central Oregon where every person has a safe and stable place to call home. We recognize that the history of housing discrimination in the United States and Central Oregon has resulted in people being denied access to housing opportunities based upon their identities and lived experience. We strive to embed Diversity, Equity and Inclusion into our work, the work of our partners, and our community.*" The statement includes four commitments:

1. Equip H4A members and partner organizations to engage in Diversity, Equity, and Inclusion learning and self-reflection through ongoing training and dialogue.

2. Integrate Diversity, Equity, and Inclusion into H4A strategies in an explicit and strategic way while continually assessing impacts versus intention.
3. Examine disparate impacts and potential missing data and perspectives through ongoing analysis and disaggregation of data.
4. Engage and build trust with marginalized communities by being present and listening in order to empower their collective voice.

James Cook moved to adopt the DEI policy statement. Sonia seconded. With full approval, it passed. Staff will ensure quorum was met. Next, the committee will move forward with building a DEI toolkit, which will be a living document.

6. Funding Updates

Meyers Memorial Trust (MMT) Grant Application

COIC staff are submitting a MMT grant application on behalf of H4A. The letters of support are due today. It would provide two years of funding for Housing for All; there would be some money for staff support, but the majority of funding would be passed through to partner to work on awareness and advocacy for promising solutions. They are working towards media pieces that convey the intended message. The application sets aside money devoted to focus groups or affinity groups in order to develop relationships and subsequently develop a table for their input.

COHC Grant Application

The Central Oregon Health Council application was approved to develop and Regional Housing Council (RHC). The ultimate goal is to be endowed with a role from the state. The funding is \$200,000 across three years. They have to move through identifying the members. It will be hard to move forward right now with the legislative session going. The council will be launched in August or September 2021. The RHC will potentially use H4A as a stakeholder sounding or advisory board for technical elements that the council needs to work through. That way, H4A doesn't have to wait for them to get caught up in the housing world.

Karna asked what the monthly activities and charges will be. Scott said he would send her the proposal. He also noted that the council will eventually operate on a quarterly schedule. He anticipates a high level regional housing plan, which would be an effort to create shared priorities. Furthermore, they would proactively deliver their housing goals and priorities to the state. They may have a role to play in the RHNA and contextualizing it. This is meant to be a pilot, and it may eventually be adopted around the state. The RHNA doesn't have teeth, so this would enable us to have a stronger voice on plans and processes like that. Karna asked who would be on the board of the new group. Scott said that it would mostly be elected officials with a few ex-officio seats.

7. Review Next Steps and Adjourn – *Sonia Capece, Co-Chair*

Scott opened a conversation around going back to in-person meetings. The Central Oregon Association of Realtors and OSU Co-Labs have hybrid meeting set up options. Generally, the group was not ready to return to in-person meetings. It was decided that they would revisit the conversation at a later date.

The meeting adjourned at 9:53 am

Next meeting: May 17, 2021 | 8:30 am – 10:00 am