Regional Housing Council (RHC)

November 18, 2024 | Meeting Agenda
5:00-6:30pm
QUARTERLY IN PERSON MEETING – NO REMOTE OPTION
Redmond City Hall Upstairs Community Room; 411 SW 9TH St., Redmond
Dinner served

Time:	Agenda Item:	Attachments:
10 min.	**Settle in and Help Yourself to Dinner**	
5 min.	**Agenda Review** – Tammy Baney, COIC	
10 min.	**RHC Business** • Last Meeting Review/Confirm Notes – Jenn Greco, COIC • Welcome new Jefferson County members (RHC members please introduce yourselves and your role)	Attach. A_October Draft Meeting Notes
40 min.	**Housing Policy Agenda Discussion** – Scott Aycock and Robyn Badura • Review Subcommittee Recommendations • Group Discussion – clarifications; desired adjustments; etc. • Action: Finalize Housing Policy Agenda (as amended, if appropriate) ○ Or send to subcommittee for further refinement • Next Steps	*Handout/Presentation*: Policy Committee Recommendation Attach. B Survey Results Attach. C RHC Policy Memo
15 min.	**Regional Housing Roundtable** – RHC members • RHC members share updates, projects, significant meetings, strategy work, etc. for the good of the order.	
10 min.	**Wrap-up and Next Meeting** – Tammy Baney, COIC • Review action items/next steps from today • Next Meeting: Zoom only on December 16 ○ Agenda topics? • Adjourn	

Regional Housing Council (RHC) Meeting Notes/Outcomes

October 21, 2024, 5:00 - 6:30 pm
Online via Zoom

Community Voting Members		Community Staff Liaisons	
Commissioner Phil Chang *Deschutes County*	Abs	Nick Lelack *Deschutes County Administrator*	Abs
Commissioner Seth Crawford *Crook County*	Abs	N/A *Crook County*	
Dr. Michael Baker *Jefferson County Health Services Dir.*	Abs	N/A *Jefferson County*	
Councilor Andrea Blum *City of Sisters*	✓	Kerry Prosser *Sisters Assistant City Manager*	✓
Mayor Pro Tem Megan Perkins *City of Bend*	✓	Lynne McConnell *City of Bend Housing Manager*	✓
Councilor Cat Zwicker *City of Redmond*	Abs	Linda Cline *Redmond Housing Program Analyst*	✓
Councilor Mike Seibold *City of Madras*	Abs	Nick Snead *Madras Community Development Dir.*	✓

Regional Voting Members	
David Brandt *Regional Housing Authority (Housing Works) Executive Director*	✓
Scott Cooper *Community Action Agency (NeighborImpact) Executive Director*	✓
Eliza Wilson *Continuum of Care (Homeless Leadership Coalition) Chair*	✓

Non-Voting Liaisons	
Katie Plumb *Crook County Human Services Director*	✓
Geoff Wullschlager *La Pine City Manager*	✓
Zavier Borja *Regional Solutions Coordinator, Office of Governor Kotek*	Abs

Guests
Don Myll, *EDCO*
Erik Kropp, *Deschutes County*
Keith Witcosky, *City of Redmond*
Ben Schimmoller, *Field Rep for OR-05*
Anabel Hernandez-Meija, *Oregon Housing and Community Services*
Angie Brewer, *DLCD*

Staff
Scott Aycock, *COIC CED Director*
Erik Nelson, *COIC Housing Specialist*
Robyn Badura, *COIC Program Assistant II*
Jenn Greco, *COIC Program Assistant II*

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Meeting Notes

1. **Welcome and Agenda Review** – *Scott Aycock, COIC CED Director*

   Scott Aycock started the meeting at 5:05pm with introductions and review of the agenda for the meeting.

2. **Last Meeting Recap and Confirm Notes** – *Jenn Greco, COIC Program Assistant II*

   Scott asked for any edits to the meeting notes. No comments, they looked good.

3. **Housing Policy Agenda Discussion** – *Scott Aycock, COIC CED Director and Robyn Badura, COIC Program Assistant II*

   Scott reviewed the goals of the group that were started back in March – shared advocacy was one of these. Attachment C highlights this and Attachment B is the matrix that gives further detail. What RHC wants to support will ultimately come from the voting members. Staff reviewed housing policy agendas from various groups and then from this research created a survey that was sent to the group. Staff received 8-9 responses.

   Robyn reviewed the policy priority survey results. She noted that there was major consensus around moderate income workforce housing, funding for existing shelters, and infrastructure funding which all aligns with the conversations had at this group. Social infrastructure was also brought up as a need to consider, specifically from the City of La Pine.

   Following are the top five buckets/categories from the policy survey, along with some comments from the survey takers:

   1. Investment in Moderate Income Workforce Housing
      a. Sideboards for Moderate Income Workforce Housing: moderate income versus middle housing types are technically different but used interchangeably.
      b. It would be clear which we're more interested in.
      c. Concerned about "home rule" and land use.
   2. Funding to Support Existing Shelters and Shelter Operations
      a. Add the word "adequate" in front of funding. We need enough to do it right. Or "sustainable."
      b. State wants to make sure there's enough to operate, don't want to take on more shelters, can some be cut to free up funding.
   3. Funding for Infrastructure to Support Existing and New Housing
      a. Might need to expand the definition of infrastructure.
   4. Funding to Increase Subsidized Affordable Housing Units, and Funds to Repair and Maintain Existing Public Housing
      a. Should be subsidized only, we don't have public in central Oregon, and we never will.
      b. This came from language from the Governor's Office.
      c. Always been a need.
   5. Tenant Assistance and Eviction Prevention Programs
      a. Landlord incentives?

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The group discussed the importance of funding homelessness prevention, not just response.

Does anyone want to articulate a shift in the top priorities?

- Youth specific homelessness is key to address. If you don't advocate for youth specific funding, providers don't get a piece of the pie.
- Subsidizing affordable housing is best done with infrastructure. Cities have noticed this. Really any housing needs infrastructure support.
- If we remove affordable housing from this list, it may look like we're not supporting it.
- Need to remember what the list is for, what will the legislature likely fund? Need some flexibility and nimbleness.

This group would work through organizations already doing the advocacy work in these areas, not recreate the wheel.

Funding to Create New Shelters: what does new mean? "funding to expand shelter capacity?" Not all kinds of shelters are considered shelters. It's been a battle. Expanding sheltering definition as a new category? Shelters are a part of the continuum of housing; we need permanent supportive housing in the mix (add to subsidized housing).

The group then discussed if they wanted to develop a top three and focus in or keep them all alive? There was some discussion to leave the entire list, but put it in a priority order. That way the group can work towards the top choices, and leave themselves open to adjust based on what we find out in the session.

4. **RHC "Activation"** – *RHC Members*

The group agreed to form a subcommittee to sort through these policy advocacy categories, the survey results, and the discussion today and make a recommendation to the full RHC. Councilor Perkins, Geoff Wullschlager, Eliza Wilson, Nick Snead, and Linda Cline volunteered for the committee.

Scott asked if the group was interested in forming any other subcommittees at this time; for instance, a houselessness subcommittee? The group preferred to \work with existing structures like CHRO and MAC group. No Redundancy.

5. **Wrap Up** – *Scott Aycock, COIC CED Director*

Action Items

- Policy subcommittee: reframe this and bring it back to the group interested. Recommended rank order.

Angie Brewer provided a "plug" for the 10/25 LCDC meeting to hear the OHNA rules; public comment will be received. Should be at 8:15am Department of Land Conservation and Development : Commission Meetings : Commission : State of Oregon Please make comment if you have anything to share with LCDC!

Upcoming Meeting

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Meeting 8

November 18, 2024 5-6:30pm Redmond City Hall Civic Room

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Regional Housing Council

Housing Policy Advocacy Survey Results

In June, the RHC identified shared regional advocacy as one of four key focus areas for this group, and the group also decided to work on this issue first in order to be prepared for the 2025 session.

After reviewing housing policy proposals from statewide and local organizations, we have categorized them into ten distinct-yet-broad areas (outlined below). Our goal in this exercise was to determine, at a high level, what types of policy proposals the RHC would like to advocate for on behalf of our region. We will then work to better define the priority areas, and will then work with those in our region and across the state who are working for and lobbying for the policies this group has decided to support. In other words, we are not planning to do our own RHC lobbying, but rather will "hitch our wagon" to those that are working on policy initiatives that this group supports.

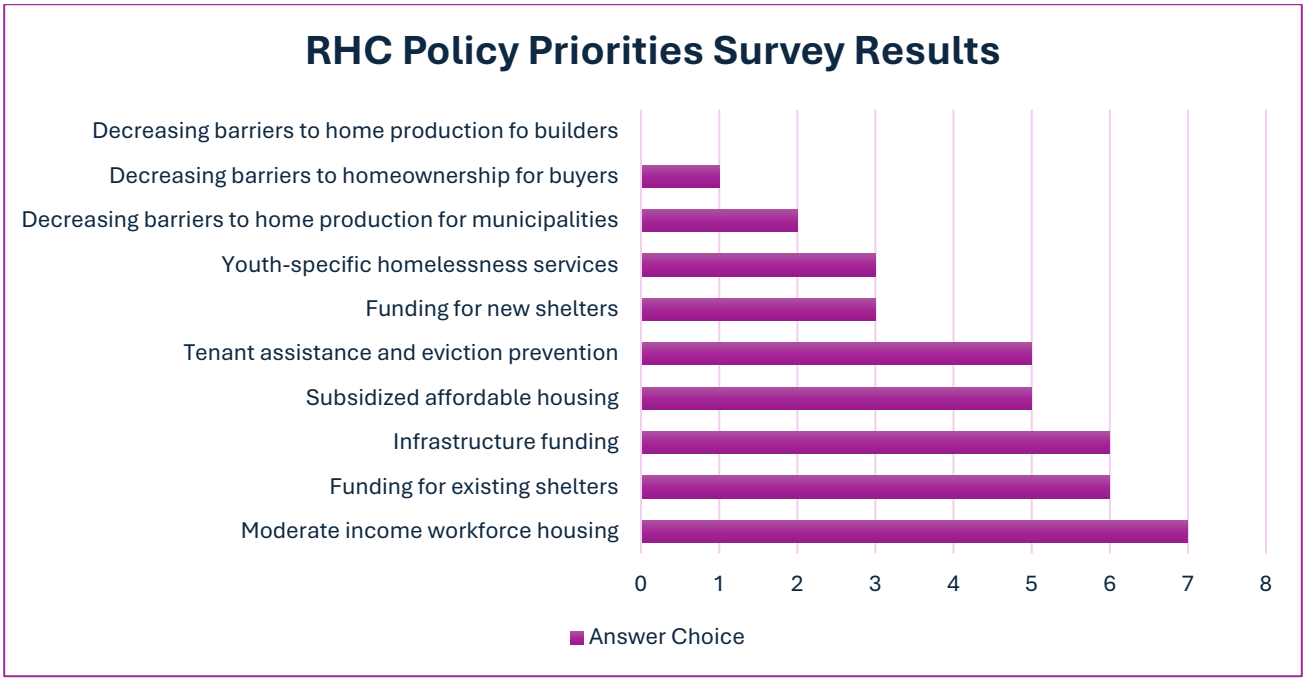
On October 4th, we sent out the following survey to RHC voting members. RHC members were given 10 days to respond to the survey. We received 8 responses total, and their answers are represented below.

Question 1: Please tell us your name and the community/agency you represent.

1. Eliza Wilson, CoC (HLC)
2. Scott Cooper, NeighborImpact
3. Geoff Wullschlager, City of La Pine
4. Nick Lelack, Deschutes County
5. Andrea Blum, City of Sisters
6. Lynne McConnell, City of Bend
7. Cat Zwicker, City of Redmond
8. Nick Snead, City of Madras

Question 2: Out of the following broad categories, please vote for five priorities you would like to see the RHC support the most.

Answer Choice	*Number of Votes*	*Percentage of Votes*
Investment in moderate-income workforce housing, including middle/infill housing (eg. duplex, triplex, multiple units on one property), modular housing, manufactured housing, and rental properties. This includes policy changes that remove barriers to creating these types of housing as well.	7	87.5%
Funding to support existing shelters and shelter operations	6	75%
Funding for infrastructure to support existing and new housing	6	75%
Funding to increase subsidized affordable housing units, and funds to repair and maintain existing public housing	5	62.5%
Tenant assistance and eviction prevention programs. For example, rental counseling to help keep folks in their existing housing, and prevent them from becoming homeless.	5	62.5%
Funding to create new shelters	3	37.5%
Youth-specific homelessness services	3	37.5%
Programs to decrease barriers to housing production for municipalities (eg. one-time UGB expansion, removing HOA restrictions that limit infill housing, and technical assistance for local government around land use planning and housing development)	2	25%
Programs and funding to address barriers to homeownership for buyers (eg. down payment assistance programs, addressing barriers to ownership for ITIN holders, and funding for IDA accounts)	1	12.5%
Programs to decrease barriers to housing production for builders, (eg. including building permit reform, a state-wide tree code, SDC cost deferrals, flexible pre-development revolving loan fund, insurance reforms)	0	0%



The top 5 responses were:

1. Investment in moderate-income workforce housing, including middle/infill housing (eg. duplex, triplex, multiple units on one property), modular housing, manufactured housing, and rental properties. This includes policy changes that remove barriers to creating these types of housing as well.
2. Funding to support existing shelters and shelter operations
3. Funding for infrastructure to support existing and new housing
4. Funding to increase subsidized affordable housing units, and funds to repair and maintain existing public housing
5. Tenant assistance and eviction prevention programs. For example, rental counseling to help keep folks in their existing housing, and prevent them from becoming homeless.

Question 2a If there is something you'd like the RHC to advocate for that is not on this list, please use the box to let us know.

We received one response for this question:

1. Funding for municipalities and political subdivisions to adjust for non-market-based population shifts such as increases in funding from the state for emergency services, state based social/psychiatric services, and childcare or recreational programs.

Question 3: Please us the space below to provide any additional context for any of the five policy choices you selected above (not required).

We received 4 responses to this question:

1. Prevention, Retention, Street Outreach, Rapid Rehousing, Short-, Medium- Long-Term Rental Assistance--it's so confusing! But they are all necessary. The need to fund the continuum of services is real! The above language around tenant assistance and eviction prevention may be too limiting.
2. Focus on funding first for the most immediate benefits to address the homelessness crisis.
3. We're working hard on providing shelter for the houseless, but we need to start working just as hard on issues to keep people from becoming houseless.
4. There are items grouped in such a way that we can't support them, even though a majority of the items are wonderful. I'm thinking in particular about the Barriers to Housing Production list. The middle income housing effort should not overshadow the significant additional need for shelter operations and affordable housing construction, particularly in light of OHNA goals.

Memo

Date: September 9, 2024

To: Central Oregon Regional Housing Council
From: Scott Aycock, COIC

RE: Policy agendas from other organizations and jurisdictions

Governor's Draft Housing Production Framework

The Governor's Draft Housing Production Framework is built on the following six pillars:

1. State-wide Housing Production Outcomes
    a. The Governor's Office aims to estimate and allocate housing needs across the state, report state-wide outcomes, and track the impact that programs have on new housing production. They also plan to track and report on equity indicators in new housing development.
2. Maintain Existing Housing Investments
    a. The Governor's Office aims to preserve and stabilize affordable and moderate-income housing that have been funded by government funds. They also aim to fund interventions to preserve existing manufactured home parks.
3. Land and Land Readiness for Housing Production
    a. The State aims to increase available land for new housing production and support land readiness for construction by allowing for one-time site additions to urban growth boundaries, evaluating state-owned land for housing development opportunities, and identifying how to extend how to extend wetland mitigation credits to voluntary wetland projects to support housing production goals while investing in climate resilience.
4. Less Complexity and Cost for Housing Development
    a. The Housing Accountability and Production Office will complete studies around land use, land permitting, public works, and building permits to assess efficiency and cost of development in Oregon.
    b. The State will also review their processes around housing development review and approval to improve the process across state organizations. Additionally, the Governor's Office aims to examine changes needed to remove barriers to producing middle housing.
5. Funding and Programs Supporting Housing Production
    a. The Governor's Office plans to continue to maximize LIFT finding, low-income tax credits, and other financial incentives for affordable rental and homeownership development.
    b. The Governor's Office will also develop programs for increasing infrastructure development to ready land for affordable and moderate-income housing development.
    c. The State also plans to examine options for expanding the existing OHCS predevelopment financing program.

6. Workforce for Housing Planning, Permitting, Construction
    a. The State plans to expand capacity for plan review and housing site inspections, and develop apprenticeship programs for trade programs to expand capacity for homebuilding in the state. The State also plans to assess which occupations and training programs are most needed in different parts of Oregon to address workforce needs specifically in the housing sector.

For the 2025 session, the Governor's Office is focused on the following legislative concepts:

1. Middle and Infill Housing: specifically, identifying and addressing challenges that folks experience when trying to create middle housing.
2. Concepts for a Tribal Housing Block Grant
3. Addressing insurance challenges across the state, impacting developers during construction, homeowners looking for coverage after purchase, and permanent supportive housing providers. Additionally, the State is interested in exploring a consumer protection resource and referral system.
4. A policy package for preservation of existing efforts for shelters that were created or maintained with one-time funds, ensuring that we aren't closing any existing shelters.
5. DHS alignment of programs that serve youth who are experiencing homelessness, and examining those programs to determine how they could be improved for more efficient outcomes.
6. Shelter Framework: examining how shelter definitions, standards, expectations, and outcomes can be aligned state-wide.
7. Permanent Supportive Housing: the State is looking to explore what a tiered Permanent Supportive Housing (PHS) framework would look like, as well as a behavioral health pilot to better align services on-site, with the overall goal of improving housing retention outcomes.

League of Oregon Cities

The following priorities are being voted on by the LOC membership, where they will be ranked by priority. Voting ends on September 27th, 2024, after which we will have a better idea of the LOC priorities. However, voting will not change the content of each policy.

1. Infrastructure Funding
    a. LOC is advocating for an infrastructure package for investments in water, sewer, stormwater, and roads, including system upgrades to meet evolving compliance standards, capacity to serve housing and economic development, deferred maintenance, and resiliency against natural disasters. Targeted investments in infrastructure are needed to support the state's housing development needs.
2. Shelter and Homelessness Response
    a. LOC supports funding for shelters and homeless response efforts that include: Baseline operational support, alternative shelter models, safe parking programs, rapid rehousing, outreach, case management, staffing, and administrative support. Additionally, LOC supports capital funding for additional shelter infrastructure and site preparation.
3. Full Funding and Alignment for Housing Production
    a. LOC advocates for investments that support publicly supported affordable housing, affordable homeownership, permanent supportive housing, affordable modular and

manufactured homes, middle housing types, and moderate-income workforce housing. LOC is also interested in addressing barriers to housing production at the regional and state level.

Housing Oregon

Housing Oregon has the following early recommendations for the 2025 Governor's Budget (this is a draft and is not finalized):

1. $200M for Housing Preservation
    a. Housing Oregon is advocating for $200 million in the 2025 budget to go towards preservation of existing rent-restricted affordable housing, as well as preservation of existing manufactured home communities as long-term affordable housing options.
2. $150M - Affordable housing operations and stability for residents (i.e. portfolio stabilization)
    a. $50 Million one-time Affordable Housing Provider Stabilization Fund
    b. $100 Million for investments in Resident Services, Security, and Operations Support
3. $50M - Establishing a Flexible Pre-Development Revolving Loan Fund
    a. Housing Oregon supports reasonable lines-of-credit for community development organizations to bridge the gap between project inception and project kick-off. Also described as capacity-building funds, these low-interest loans can help ease the financial upfront barriers to developing new housing.
4. Homeownership Development
    a. Housing Oregon supports Habitat for Humanity, Rooted Homes, and other organizations to advocate for increased investment in homeownership development in the coming year. Additionally, Housing Oregon is advocating for IDA funding and down payment assistance to support potential buyers, as well as reforms to the LIFT homeownership program.
5. Insurance
    a. Housing Oregon supports insurance reform to address insurance costs for shelters, navigations centers, Project Turnkey sites, and affordable housing.
6. System Development Charges (SDC)
    a. Housing Oregon supports an SDC deferral program to allow cities to defer charges, enabling non-profit housing developers to save money on interest.

Housing Oregon also supports investments in affordable rental housing development, farmworker housing, emergency homelessness response and shelter support, disaster recovery and resilience, and tenant assistance organizations.

City of Bend

The City of Bend's housing policy priorities are still evolving, but their main priorities include:

1. Notice Streamlining
    a. Move public input upstream by focusing notice requirements on legislative decisions instead of quasi-judicial decisions. Public engagement and notice should reflect the fact

that the most effective opportunities to shape future development are at the legislative level through comprehensive plan updates and master plan approvals.
    b. Rethink or remove notice requirements for development allowed by-right and under clear and objective standards to support housing production.
2. Focus on implementation of existing programs & rules
    a. No new initiatives or major legislation – focus on continued implementation of Climate Friendly and Equitable Communities (CFEC) rules and the Oregon Housing Needs Analysis (OHNA)
3. Cities need time and technical assistance to implement CFEC and OHNA.
    a. Use Department of Land Conservation & Development staff to assist and support cities during implementation through issue identification, clarifications, and rule amendments.
4. Remove homeowner association restrictions that limit infill housing
    a. Evaluate invalidating existing -- and prohibiting future -- homeowner associations (HOA) covenants, restrictions, or conditions that restrict the development of middle-housing. Middle housing should not be inequitably restricted to older neighborhoods and cities that lack HOAs.
5. Financing for climate friendly building
    a. Support the implementation of Climate Friendly Areas (CFA) through financing for green building and tools to build more densely.
6. Coordination with Oregon Housing Needs Analysis
    a. Ensure any legislative changes related to middle housing land divisions or development are consistent with Oregon Housing Needs Analysis (OHNA) .
7. Density bonus for middle income housing
    a. The proposal to allow for a density bonus for middle income housing is theoretically supported by the City of Bend but would need to be implemented with consideration of the monitoring and oversight needs that such a tool would necessitate.

The City of Bend also supports infrastructure programs to support housing production and stable and consistent shelter funding.

Oregon Housing Alliance

Oregon Housing Alliance has the following four priorities for early 2025:

1. Stable and sustainable funding for Individual Development Accounts (IDAs)
2. $200 Million each biennium for preserving existing affordable housing
3. Building affordable housing for first-time homeowners
4. Addressing barriers for homeownership for ITIN holders

Additionally, OHA has the following priorities for the 2025-2027 State Budget:

1. Preventing Homelessness and Providing Shelter and Services
    a. $150 million towards rental assistance and homelessness prevention
    b. Funds to maintain homeless shelter operations statewide
    c. $54 million to Youth Experiencing Homelessness Program (ODHS)
    d. $15 million for K-12 youth homelessness prevention (OHCS)

2. Preserving Affordable Housing
    a. $200 million in investments for Oregon's existing affordable housing (housing preservation)
    b. $2 million for tenant support services
    c. $150 million for affordable housing portfolio stabilization
3. Expanding Affordable Homeownership Opportunities
    a. $150 million for building new affordable homes
        i. LIFT for Homeownership Program, Homeownership Development Incubator Program, new manufactured housing parks and resident-owned co-ops
    b. Support for lower-income homeowners and homebuyers
        i. In the form of IDAs, down payment assistance funds, accelerated-equity mortgages, foreclosure prevention counseling, fair housing enforcement, and regional housing centers

Central Oregon Builders Association

The top three legislative priorities for the Central Oregon Builders Association's Government Affairs Committee are as follows:

1. System Development Charge Reform
    a. COBA believes the current SDC statue is too vague, and results in different jurisdictions implementing the statute in different ways, creating inconsistencies. COBA would like to see the statute clarified so that SDCs cannot be used to pay for any long-range master planning and can be used towards a municipality's growth-related infrastructure only.
    b. COBA calls for the Parks SDC statue to be clarified so that cities are required to include privately developed and maintained parks in the city's park inventories. Parks are requirements of city development codes when planning development, and excluding these privately maintained but public lands from the city's park inventory misrepresents the amount of parkland in a city, effectively requiring developers to pay for the parks twice; once when building a subdivision, and again when Parks SDCs are paid at the time of building permit.
2. Implement Building Permit and Engineering Permit Approval Timelines
    a. Currently there is no requirement for building permits and engineering permits to be reviewed within a reasonable timeframe. This results in inconsistent and lengthy review periods, and during that review period applicants are often surprised by requirements that were not outlined in the application process. COBA would like to see standards implemented around the review and approval timelines for building and engineering permits.
3. Implement a State-Wide Tree Code
    a. Currently, City of Bend and City of Redmond have adopted their own tree preservation codes. COBA would like to see a state-wide tree code, which would allow for consistency in regulations across municipalities for developers. COBA supports the HPAC recommendations for a statewide tree code.

Support and funding for infrastructure expansions and upgrades are a high priority for COBA as well.

Bend Chamber of Commerce:
The Bend Chamber of Commerce supports the entire continuum of housing, but their priority is the workforce housing shortage, as they support employers in the community. The Bend Chamber is advocating for the following as part of their Workforce Housing Initiative. Their policy platform is still in progress, and they expect to be able to share it fully in mid-October.

1. Supporting first-time homeownership opportunities for folks between 80-120% AMI (workforce and middle housing)
2. A state-wide pre-development revolving loan fund (capacity-building funds)
3. An infrastructure-based revolving loan fund
4. Addressing the rental market shortage
5. Decreasing insurance costs for development of condominiums to incentivize denser housing production and lower-barrier homeownership opportunities.
6. A one-time urban growth boundary expansion

City of Madras:
The City of Madras would like to see legislation that provides:

1. Funding for local infrastructure.
2. Funding for workforce and/or affordable housing.
3. Reform to state municipal water use regulations as it relates to housing.

Oregon Home Builders Association:
OHBA is waiting to release their priorities until the Governor's Office releases more information on what they are preparing for the 2025 session.

Sincerely,

Scott Aycock
COIC, CED Manager
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