

OREGON HOUSING AND COMMUNITY SERVICES 2019 LEGISLATIVE AGENDA

Oregon Housing and Community Services (OHCS) works to stabilize Oregon communities and ensure all Oregonians can pursue prosperity. OHCS funds partners around the state to provide:

- Affordable housing financing
- Low-income energy assistance & weatherization programs
- Homeownership assistance - from buying a home to foreclosure avoidance and assistance
- Tenant education and resources
- Landlord education and damage reimbursement
- Homeless shelters and wraparound services

LEGISLATIVE PRIORITIES

The lack of available housing, high rents and high home prices are causing housing instability and homelessness to increase. The data is clear: too many Oregonians are without a safe, stable and affordable place to call home. In response to these needs, the Governor's Recommended Budget asks for an investment of \$406.1 million, recognizing it will take an unprecedented effort at all levels to create stabilization in our housing market.

**ENDING CHILDREN'S
HOMELESSNESS:
\$298M**

**INVESTING IN PERMANENT
SUPPORTIVE HOUSING
(PSH): \$54.5M**

**ACCELERATING
DEVELOPMENT IN
GREATER OREGON: \$31.4M**



COST SAVINGS OF PSH

Intervention	2018 Cost	Duration
Hospital stay	\$800	Per night
Emergency Room	\$500	Per average visit
County Jail	\$125	Per night
PSH	\$59-64	Per night

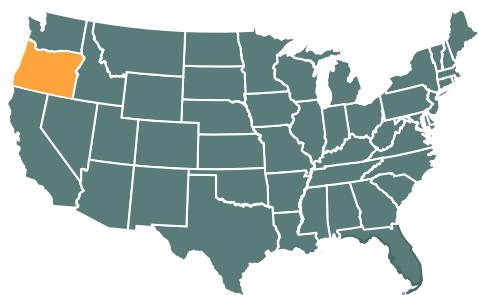


Since 2002 population growth has been **twice as fast** in rural Oregon compared to rural America, but new construction is **30% less than** in rural America.

Addressing Children's Homelessness

Housing is the foundation for children's health and wellbeing. Our kids cannot thrive in school and reach their full potential without a safe, stable place to call home. Our future as a state depends on it.

- **\$130M:** Increasing the supply of affordable housing by bolstering the Local Innovation and Fast Track (LIFT) Housing Program to build 1,700-2,100 units of affordable owner and rental housing with private and nonprofit housing developers.



In 2018, Oregon had the highest rate of homelessness among families with children.

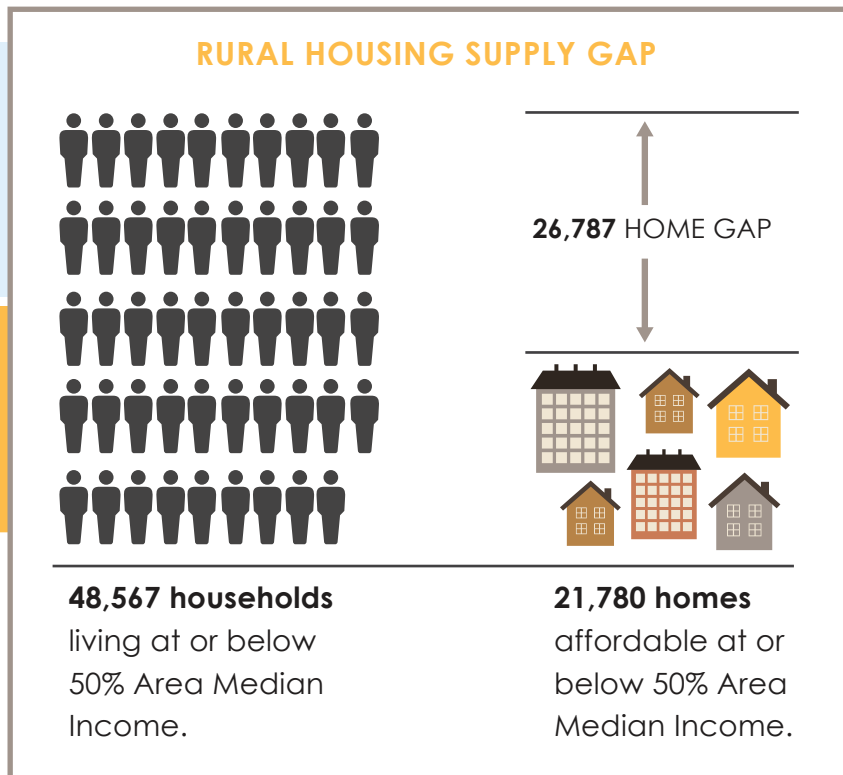
- **\$50M:** Prevent and address homelessness by increasing and sustaining the Emergency Housing Account (EHA) and State Homeless Assistance Program (SHAP) (\$44 million), applying recently increased DRF resources (\$6 million), and incorporating national best practices and outcome-oriented approaches.
- **\$20.5M:** Addressing child homelessness through increased coordination and new investments with OHCS (\$14 million) and the Department of Human Services' Family Self-Sufficiency program (\$6.5 million) to house Oregon families with children.
- **\$20M:** Providing tenant and landlord resources to build on successful strategies that help navigate tight, dynamic rental markets.
- **\$25M:** Preserving 400 units of existing, publicly supported affordable housing
- **\$15M:** Seeding the acquisition of attainable rental market housing to stabilize at least 450 units in multifamily housing properties that offer rents at or below market rate, but do not currently have rent or income restriction.

Accelerating Development in Greater Oregon

Housing production has failed to keep up with population growth to maintain balance between supply and demand, particularly in rural Oregon. Rural communities face unique challenges in housing development from local government staffing capacities to higher construction costs to lack of financing options. These strategies will help us bridge the gap.

- **\$15M:** Launch the Greater Oregon Housing Accelerator (HB 2055) to provide incentives to a minimum of three dozen collaborative partnerships between employers, housing developers, and communities statewide.
- **\$15M:** Modify the Housing Development Guarantee Account (HB 2056) to lessen the risk for housing developers in rural communities.
- **\$1.4M:** Provide technical assistance resources through the Department of Land Conservation and Development to help communities be ready for development.

Accelerating Development in Greater Oregon



Investing in Permanent Supportive Housing (PSH)

PSH provides service-enriched affordable housing to help the most vulnerable individuals and families lead more stable lives. This is a national model and best practice for serving individuals living with a serious persistent mental illness and persons experiencing chronic homelessness.

- **\$50M:** Collaborating with the Oregon Health Authority (an additional \$4.5M) to invest in PSH to create 500 new units of housing with supportive services across Oregon.
- **2019-2023 goal:** OHCS will increase our commitment to permanent supportive housing by funding the creation of 1,000 or more additional permanent supportive housing units to improve future long-term housing stability for vulnerable Oregonians.

INTEGRATED APPROACH

PSH truly requires a team effort. There are three distinct elements to a successful PSH program: affordable housing development resources, rent assistance, and supportive services. This requires substantial coordination and partnership including state agencies, health systems, developers of affordable housing, local service providers, and others. These partnerships allow us to leverage public and private resources to provide homes and supports to lift Oregonians out of chronic homelessness.



According to a Providence's Center for Outcomes Research & Education study, residents of PSH had a **45% reduction of health care costs** a year after moving into their new home.

MISSION

We provide stable and affordable housing and engage leaders to develop integrated statewide policy that addresses poverty and provides opportunity for Oregonians.

VISION

All Oregonians have the opportunity to pursue prosperity and live free from poverty.

Breaking New Ground

Under OHCS leadership, the agency has never been better poised to lead the effort in addressing housing instability. We recognize the need is great, and it will take the work of OHCS, our partners, and leaders across the state to accomplish the goals outlined.

STATEWIDE HOUSING PLAN PRIORITIES

Equity and Racial Justice – Advance equity and racial justice by identifying and addressing institutional and systemic barriers that have created and perpetuated patterns of disparity in housing and economic prosperity.

Homelessness – Build a coordinated and concerted statewide effort to prevent and end homelessness, with a focus on ending unsheltered homelessness of Oregon's children and veterans.

Permanent Supportive Housing – Invest in permanent supportive housing, a proven strategy to reduce chronic homelessness and reduce barriers to housing stability.

Affordable Rental Housing – Work to close the affordable rental housing gap and reduce housing cost burden for low-income Oregonians.

Homeownership – Expand homeownership for low- and moderate income Oregonians with the tools to successfully achieve and maintain homeownership, particularly in communities of color.

Rural Communities – Change the way OHCS does business in small towns and rural communities to be responsive to the unique housing and service needs and unlock the opportunities for housing development.

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