



# Home, Opportunity, Planning, and Equity (HOPE)

## Advisory Board Meeting

### Approved Minutes

July 28, 2021 from 4 pm to 6 pm

ZOOM Meeting



- Members Present:** Florence Anderson; \*Xan Augerot (Commissioner, Benton County); Catherine Biscoe; Karyle Butcher; Bruce Butler; Bryan Cotter; Anita Earl; Joel Goodwin; George Grosch; Barbara Hanley; Niki Hobbs; Christina Jancila\* (Business Associate); Charles Maughan\* (Corvallis City Council); Jim Moorefield\* (Co-Chair); Jan Napack\* (Corvallis City Council); Reece Stotsenberg\* (Co-Chair);
- Excused:** Pegge McGuire\* (CSC); Christina Jancila\* (Business Associate); Janie Tebeau; Aleita-Hass-Holcombe
- Absent:**
- Staff Present:** Julie Arena (Benton County Health, HOPE Program Coordinator); Paula Felipe (Benton County Public Health, recorder); Suzanne Hoffman, Health Department Director; Joe Hahn, Diversity Coordinator.
- Guests:** \*Executive Committee Members.

- I. **Welcome and Introductions.** Meeting overview.
- II. **Public Comments (limited to 2-3 minutes).**
  - No Comments
- III. **Approval of Minutes: MOTION** made by Bryan Cotter to approve the June 2021 minutes. Jim Moorefield seconded the Motion; all in favor; **MOTION** passed. Abstentions: Flip Anderson, Charles Maughan
- IV. **Membership and Board Recruitment update:**
  - 10 Applications as of 7/27/21
  - Demographics (some overlapping):
    - Four people who have experienced homelessness
    - Four people from communities of color
    - Two people from our LGBTQI+ community
    - One person from our disability advocates community
  - Timeline:
    - HOPE Executive Committee will review applications at their August meeting
    - Goal is to have new members start in September or October.
- V. **Overview and Community Updates:**
  - Crisis Outreach Response and Engagement (CORE) team launched this month. Pilot with two staff (1 Corvallis Police Department and 1 Behavioral Health) to do co-response for the next year and collect data about the need for crisis response, when law enforcement is needed, what kinds of calls, etc.
  - Legislative Session just ended – lots of unprecedented state and fed funding for housing,

homelessness, behavioral health, crisis response and respite services.

- Permanent Supportive Housing (PSH) \$5 million to Corvallis Housing First (CHF) – Andrea Myhre. A total of 11 million dollars raised so far. Great opportunity to develop housing like adding 40-50 units to the current site. Asking for the community’s support. Forming a South Corvallis Advisory group: if you want more info, email: [director@corvallishousingfirst.org](mailto:director@corvallishousingfirst.org)
- Jackson Street Youth Services (JSYS) renovation, closing Albany location until 2022.
- ESG-CV funding three new positions with CSC.
  - 1. Data coordination and improvement for homeless management information system (HMIS) (position posted),
  - For our community members experiencing homelessness: 2) a Tribal liaison to do outreach and case management for our Native American community members, and
  - 3) Black community outreach and case manager (last two positions being finalized).

## VI. Educational Component – OREGON HOUSING AND COMMUNITY SERVICES: The Role of Oregon Housing and Community Services on Affordable Housing Development

Guest Speakers: Connor McDonnell, Housing Integrator from Oregon Housing & Community Services. Contact email: [Connor.McDonnell@oregon.gov](mailto:Connor.McDonnell@oregon.gov)

- Housing is foundational to improving the lives of Oregonians: including health, safety, education, and economic outcomes.
- Statewide Housing Plan Priorities: Equity and Racial Justice; Homelessness; Permanent Supportive Housing; Affordable Rental Housing; Homeownership; Rural Communities.
- **Affordable Rental Housing: Cornerstone Apartments in Salem**
  - 180 units a 60% AMI
  - Serving communities of color
  - 36 units to serve DHS clients
  - Local innovation and fast track (LIFT): \$4,877,919
  - 4% Low-income housing tax credit (LIHTC): \$883,272
- **Permanent Supportive Housing:**
  - Bud Clark Commons residents saw a 45% reduction in healthcare costs a year after moving into Permanent Supportive Housing
  - Keystone Apartments in Eugene:
  - 15 permanent supportive housing (PSH) homes for chronically homeless families
  - Serving communities of color
  - PSH development - \$3.75 million
  - Support services funds that allow for wrap around support
  - Local support, System Development Charge (SDC) waiver
- **Housing Preservation:**
  - Ya Po Ah Terrace in Eugene:
  - 18-story, 222 units
  - Older adult housing where tenants pay 30% of gross income on rent & utilities
  - Numerous sources of funding including Low Income Housing Tax Credits (LIHTC) 9% & 4% that totaled nearly \$65 million in project costs
- Moving Oregon Toward an Equitable Recovery:  
OHCS state investments in the 2019-21 biennium was \$336.5 M; the 2021-23 biennium

state investments increased by 260% to nearly \$900 M

- Affordable Rental Housing: Priority Policy Bills:
  - HB 2094 – Veterans Definition Expansion
  - HB 2095 – Publicly Support Housing (PuSH) Preservation Notice Fix
  - HB 2433 – Changes to the Agricultural Worker Housing Tax Credit
- **Investments - \$622.9 million\***
- \$410 M in bond funding for Local Innovation Fast Track (LIFT) Rental, LIFT Homeownership, and Permanent Supportive Housing Development Resources
- \$60 M is set aside for LIFT Rental developments unfunded in last Notice of Funding Award
- \$13.4 M PSH rental assistance & services
- \$100 M for affordable housing preservation
- \$30 M for land and property acquisition
- \$30 M for Landlord Compensation Fund 20% payments
- \$10 M Co-Location w/ early learning
- \$10 M Oregon Affordable Housing Tax Credit Increase
- \$9.5 M Agricultural Worker Housing Tax Credit Increase
- \$5 M Construction gaps
- \$5 M Landlord Guarantee Fund related to the safe harbor period established in SB 278 (grant to Home Forward)
- **Additional Development Resources**
- Revenue bonds - \$500 M
- Pass-Through Revenue Bonds - \$1.3 B
- Private Activity Bonds 2022 - \$250 M to OHCS (\$151.86 M to PAB committee)
- Private Activity Bonds 2023 - \$250 M to OHCS (\$151.86 M to PAB committees)
- **Housing Stabilization – Homeless Services:**
  - **Priority Policy Bills:**
  - HB 2094 – Veterans Definition Expansion
  - HB 2101 – updating landlord guarantee programs
  - HB 2100 – modernizing Oregon's homeless response system; Task Force on Homelessness and Racial Justice
  - HB 2344 – Individual Development Account policy changes
  - **Investments - \$42.68 million\***
  - \$7 M Individual Development Account (tax credit also extended with HB 2433)
  - \$25 M shelter infrastructure and capacity
  - \$2 M shelter technical assistance
  - \$3 M for Oregon Emergency Rental Assistance Program (OREAP) local provider capacity building & tenant education
  - \$1.18 M Homeless Management Information System (HMIS)
  - \$4.5 M long-term rental assistance for at-risk youth
- **Barriers Reported to Us on Affordable Housing Development**
  - Pre-development resources to get project ready and land not available
  - Zoning and permitting process difficult
  - Lack of incentives from local government (such as property tax-exemption)
  - Complexity of affordable housing development
  - Finite development resources from funders & service funding challenges

- Opposition to affordable housing from neighbors

**VII. Educational Presentation: THE LOCAL GOVERNMENT’S ROLE IN AFFORDABLE HOUSING:** Speakers: Paul Bilotta and Brigetta Olson, City of Corvallis Community Development Department. Rebecca Taylor, Benton County Community Development Department

- **City/County Shared Roles:**
  - Ensure there is adequate land supply to meet market demand and maintain competition
  - Ensure that there is an adequate variety of land available to supply the full range of housing types
  - Maintain regulations that implement community housing goals and evolve with changes in the marketplace
  - Provide reliable information
  - Follow the law
- **Adequate and Variety of Land Supply:**
  - Accessory Dwelling Units
  - HB 2001 “Middle Housing”
- **Keep Regulations Up to Date:**
  - **Benton County Land Development Code**  
<https://www.co.benton.or.us/planning/page/development-code>
  - **City of Corvallis Land Development Code**  
<https://www.corvallisoregon.gov/cd/page/land-development-code>
- **Reliable Information:**
  - Housing Dashboard <https://www.corvallisoregon.gov/cd/page/housing-data>
  - Land Development Information Report  
<https://www.corvallisoregon.gov/cd/page/community-development-publications>
- **City Specific Roles (Brigetta Olson, City of Corvallis):**
  - Work with developers to create competitive deals that can occur
  - Create opportunities for gap financing
  - Implement Fair Housing
  - Build organizational capability
  - Land banking
  - Creating a Development Strategy (information gathering)
  - Selecting Developer/ Finding a Site/ Services
  - Predevelopment and Financing!
  - Construction
  - Occupancy and Ongoing Operations
- **County Specific Roles (Rebecca Taylor, Benton County)**
  - Urban Growth Boundaries:
  - Every city
  - Jointly established by city and county
  - All urban development must occur within
  - Accommodate 20 year supply of buildable land
  - Expansion process:
    - justify need
    - evaluate alternative available lands

- **Corvallis and Philomath Urban Growth Boundaries (UGBs)**
- Benefits of an urban growth boundary (UGB)
- Efficient use of land (a finite resource)
- Efficient infrastructure (expensive)
- Preserves farmland and forestland from one-way conversion
- **Outside the UGB: Resource Lands:**
- Goal 3: “Agricultural Lands shall be preserved and maintained for farm use”
- Goal 4: “Conserve forest lands”
- Exclusive Farm Use (EFU) and Forest zoning is the rule
- Farm and forest uses have precedence
- Conflicting uses are limited
- **Benefits of Preservation Resource Lands:**
- Reduce “sprawl”
- Preserve farm and forest economies
- Preserve open space
- Preserve wildlife habitat, watersheds
- **Outside the UGB: Development**
- EFU and Forest zoning is the rule
- Exceptions:
- previously developed, committed, or otherwise necessary lands
- rural residential lands
- rural industrial (e.g., sawmills)
- rural communities

**QUESTIONS/DISCUSSION:**

- Andrea; what are main causes of lack of affordable housing?
- Paul Bilotta: construction costs are uniform across the country; labor changes regionally; but big difference is land price. Urban growth boundaries have impact; very challenging to move one; not operating the way they were expected; build up not out. If buying a house on lot and demolish still buying land. Back in 90s, property tax caps took away city ability to fund infrastructure; those costs tend to drive land price down; speculation cost variable.
- For more detailed discussion, see video of the meeting on the [HOPE Website](#).

**VIII. Care Coordination recommended model from HOPE work group. Task: Vote to adopt this model as part of recommendation #3**

- Work group on this topic met for the last three months (May, June, July): Xan, Joel, Pegge, Niki, Catherine, Jan
- Conducted research on care coordination models and invited guest speakers and participants to their meetings:
- Dan Cortez from Chelsea MA: hub model/situation table
- Marci Howard, Manager of Community Care Coordination at Samaritan Health Plans
- Bruce Butler, IHN, and Anita Earl, Samaritan
- Conclusions: the technical assistance and support from the Chelsea MA care coordination model allows for support to adopt and adapt a care coordination model that is supported by years of data.
- Recommendation: amend HOPE recommendation #3 to include the Hub model of care

coordination, also called the “situation table.” Recommend that city and county elected officials review, accept, and move forward with this model of care coordination in partnership with Samaritan and InterCommunity Health Network (IHN).

**MOTION: Niki Hobbs made the motion to adopt this model as part of recommendation #3; Jim Moorefield seconded the MOTION, which passed unanimously.**

**IX. HOPE Recommendations Update – Implementation of 12 HOPE Recommendations.**

- The process to accept and begin implementation of the 12 HOPE recommendations
- City and County elected officials met separately in June to officially accept the HOPE recommendations.
- City and County elected officials met jointly in July to voice their priorities for implementation.
- Unanimous agreement to prioritize implementation of HOPE recommendation #6: provide organizational capacity to facilitate and coordinate providers in establishing a 24/7/365 Sheltering System for all populations with onsite resources at shelter locations to transition people out of homelessness.
- City and County staff are working in collaboration with homeless service providers to answer the question, what is needed to implement the sheltering system recommendation?
- What is needed in the short term?
- What is needed to fully implement the recommendation?

**X. Meeting was adjourned at 6 pm. Next month’s educational topic will be access to jobs and job training.**