



Oregon Housing and Community Services

Addressing the Shortage of Affordable Housing in Rural Oregon



Connor McDonnell, *Housing Integrator*
Oregon Housing and Community Services

October 2-4th 2019
36th Annual Rural Health Conference
Bend, Oregon



Presentation Overview

- Who are you all?
- 411 on Oregon Housing & Community Services
- 411 on roles in “housing” and ways to connect patient care coordination to services

Oregon Housing & Community – the State Housing Finance Agency & funder of community and homeless services

VISION

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

MISSION

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



Working together to serve individuals, families and communities throughout Oregon



OREGON HOUSING AND COMMUNITY SERVICES CONTINUUM

HOUSING STABILIZATION



AFFORDABLE HOUSING FINANCE



HOMEOWNERSHIP



CORE PROGRAMS

- Energy Bill Pay Assistance
- Weatherization Programs
- IDA (Asset Building)
- Emergency Housing Assistance
- Low-Income Rental Housing Fund (Rental Assistance)

CORE PROGRAMS

- 9% AND 4% LIHTC
- Permanent Supportive Housing
- LIFT Rental
- Gap Funding
- Oregon Multifamily Energy Program
- Agriculture Worker Housing

CORE PROGRAMS

- Home Ownership Assistance Program (HOAP)
- Down Payment Assistance
- Oregon Bonds Residential Loan Program
- Oregon Homeownership Stabilization Initiative
- LIFT Homeownership



OREGON HOUSING AND COMMUNITY SERVICES
CROSS-AGENCY STRATEGIC ALIGNMENT

HEALTH
OUTCOMES



SAFETY
OUTCOMES



EDUCATION
OUTCOMES



ECONOMIC
OUTCOMES



HOUSING IS FOUNDATIONAL

Funded and newly completed homes:

5,486

Total homes funded:
(New construction and preservation)

4,078

Newly completed homes:

1,439

Total homes preserved:

1,209

Manufactured homes preserved:

148

Local Innovation and Fast Track (LIFT)
homes funded:

897

Rural Communities - 276
Communities of Color - 621

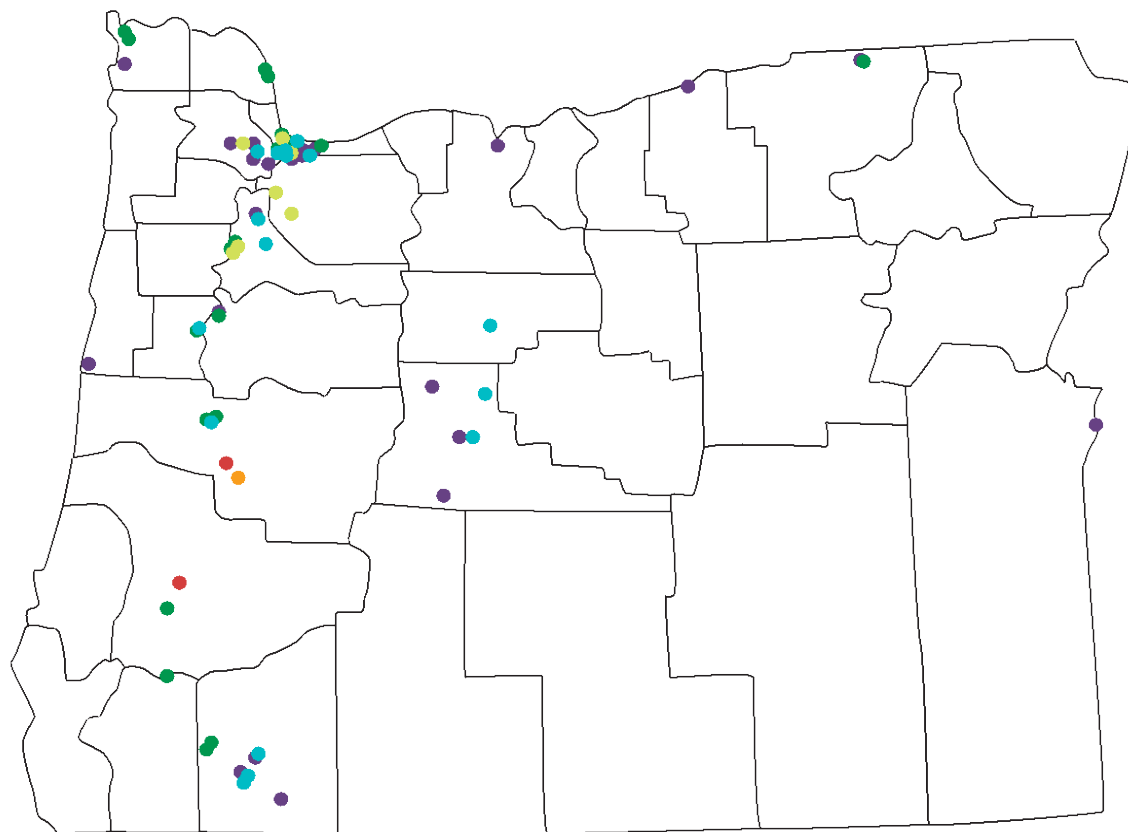
2017 OHCS Project Locations

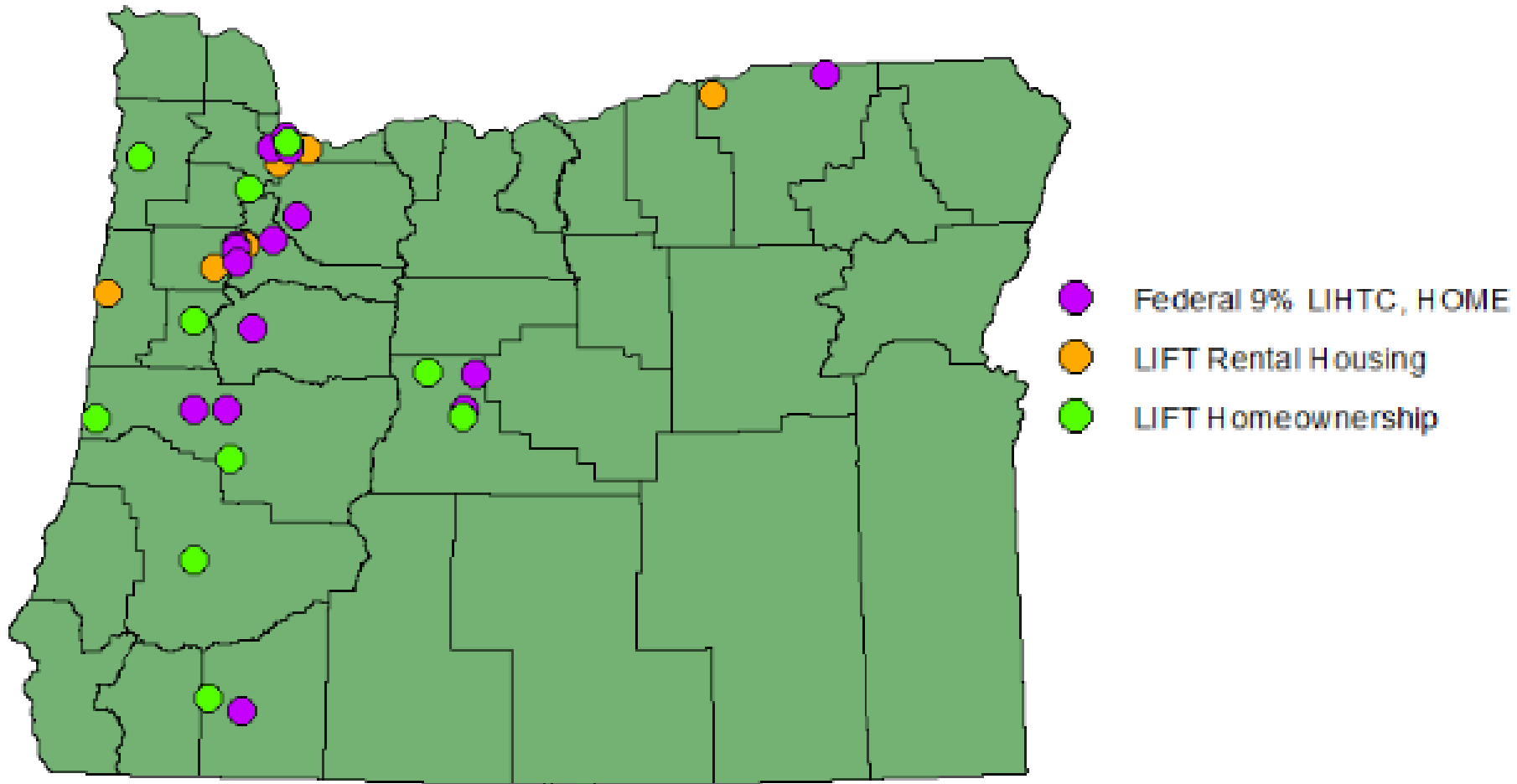
Newly Completed Properties (1,439)

- New construction (754)
- Preservation (717)
- Manufactured home within parks (23)

Funding Approved (4,078)

- New construction (2,721)
- Preservation (1,209)
- Manufactured home parks (148)





With these awards, OHCS has over 8,900 affordable homes in the development pipeline



BREAKING NEW GROUND

OREGON'S STATEWIDE HOUSING PLAN

The Statewide Housing Plan articulates how OHCS will pave the way for more Oregonians to have access to the stable housing opportunities necessary for self-sufficiency. To do this, this 5-year plan...

- Draws on quantitative and qualitative data to illuminate areas of need across the state and within specific communities;
- Communicates six priorities to build support and inspire coordinated action;
- Describes how OHCS will lead, fund, and support our partners on priority issues over the next five years; and
- Provides a framework and direction for OHCS to prepare annual work plans, set goals, monitor progress and implement our priorities.



PRIORITY

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.

2019-2023 Goal

OHCS will collaborate with small towns and rural communities to increase the overall supply of housing, including **increasing OHCS funded housing in rural areas by 75%**. As a result of tailored services, partnerships among housing and service providers, private industry and local governments will flourish, leading to improved capacity and leveraging of resources.

Workforce Housing Initiative in Rural Oregon

- Donald: GK Machine and City of Donald
- Pacific City: Nestucca Ridge Development
- Warm Springs: Jefferson County School District
- Harney County: Community Response Team
- Lincoln County: Proud Ground
- In 2020, OHCS will put out Request for Proposal for 2nd Round (~ \$5 M)

New Focus on Permanent Supportive Housing

Capacity building and \$ for development, rental assistance, and services

Expand Emergency Shelter – Focus on Warming/Winter Shelters



Roles in “housing,” it takes a team -

- Building housing – starts with an idea & land
 - Developer; Financing/Bank/Gov’t; Construction Contractor(s); Coordinated Care Organizations, FQHCs
- Once built:
 - On-site & property manager
 - Asset management & compliance w/affordability requirements
- Patient care coordination – who to partner with?
 - Community Action; Housing Authority; Human Services; Homeless providers; affordable housing providers



- Rent subsidy types
 - Tenant-based v. Project-based
 - ~ Family pays 30% of gross income on rent and utilities
- Where to find units?
 - OHCS website:
<https://www.oregon.gov/ohcs/Pages/multifamily-housing-funded-applicants.aspx>
 - HUD Resource Locator: <https://resources.hud.gov/>
 - USDA Rural Development:
<https://www.rd.usda.gov/programs-services/multi-family-housing-rental-assistance/or>



Concepts to help your patient access affordable housing

- Get copy of housing application; review screening criteria; assist them in applying
- Pre-screen patient; pull free credit report (www.annualcreditreport.com); pull criminal background; compare and if denial seems imminent prepare review Fair Housing Council of Oregon
- Work in partnership with Community Action, service providers, Housing Authority, or others

- Start now and from where you are
- Build upon existing collaborations and partnerships with patients at the center of your work
- Everyone has something to bring to Social determinants of health work
- Perfect is the enemy of good enough
- Trust: you and your organization do not need to be an expert in everything



QUESTIONS & CONTACT

Connor McDonnell, Housing Integrator
Oregon Housing and Community Services

Connor.Mcdonnell@Oregon.gov

(503)510-1678

