

Housing for All

Date: August 20, 2018	334 NE Hawthorne Ave Bend, Oregon 97701	Prepared by: B. Taylor Reviewed by: S. Aycock
<p>Attendees: Beth Jacobi (Bend Affordable Housing advocate), Ken Fahlgren (Crook and Jefferson County PSCC), Keith Wooden (Housing Works), Pamela Douglas (Warm Springs Housing Authority), Karna Gustafson (COBA), George Myers (HLC), , Ryan Swagerty (Bend 2030), and Sharlene Weed (Sisters Habitat for Humanity)</p> <p>Staff: Scott Aycock, Community and Economic Development Manager and Barbara Taylor, Executive Assistant, COIC.</p> <p>Guest: Dacia Farley (Pacific Source), Jeremy Gray and Melissa Mailloux (Mosaic Community Planning)</p>		
Agenda	Discussion	Action Item
Welcome and Introductions	Ms. DobeY welcomed those in attendance to the meeting. She asked the group to introduce themselves, noting their respected organization as well as a skill they wish they would have woken up with for example, being able to speak a foreign language.	
Last Meeting Outcomes	Mr. Aycock informed the group that the notable item of significance from the last month's meeting was the addition of the Latino Community Association to the Housing For All committee. He added that Ofelia Figueroa was unable to attend today's meeting but she wanted to thank the committee for being included.	
Legislative Advocacy	<p>Ms. DobeY reminded the group that at the last meeting, measure 102 was discussed specifically, proponents of the measure requested an endorsement from Housing For All for an amendment to Measure 102. Ms. DobeY said that after last month's meeting, the Co-Chairs spent time thinking about how, when and if H4A would take a position regarding endorsements and came up with a three-step process for discussion. The first step in the process asks that requests be submitted to Housing For All Co-Chairs or COIC staff, two weeks prior to a H4A meeting. The chairs will determine if the proposal is appropriate for consideration. If the proposal is deemed appropriate, the request will be reviewed at the H4A meeting. The group may act or may ask that the proposal be brought back pending additional research and outreach. The third step notes that H4A will take action on the request no later than two-meetings after the initial proposal was presented to the committee.</p> <p>Mr. Aycock added the endorsement process was not designed to be prescriptive, but rather to give</p>	

	<p>guidance.</p> <p>Mr. Swagerty questioned if H4A is not advocating for housing, what other entity would take it on? A concern was raised regarding political endorsing specifically, endorsing a measure one's organization may or may not be in support of. Ms. Gustafson asked if endorsing a ballot measure would preclude H4A from certain grant money. Mr. Aycock noted it does come up in funding, but he has not come across a situation where one would not support a group that does advocacy however, they do question if funding would be used for lobbying work. Mr. Aycock added the line between advocacy/education and lobbying could be up for interpretation. A question was asked if there was a meaningful interpretation between advocacy and endorsement. Mr. Aycock reported that they have always talked about education and providing info on the pros and cons of solutions but that COIC backs away, unless given specific instruction from the Board and using specific funding, from lobbying for anything specific. Mr. Aycock added that written in the charter is that H4A will strive for full consensus, but if there is a need to vote on a topic, they can have a majority or minority report.</p> <p>Ms. Dobey asked the group for a consensus regarding endorsement Mr. Fahlgren noted that endorsement feels like they may be excluding people in the committee, moreover as individuals representing other groups, he is not sure if it is his job to do this. Ms. Weed added that she didn't want to take a position that would alienate some of the members of H4A. Mr. Aycock suggested to the committee that rather than being asked to endorse something, what if the consortium itself identified a policy change that would be useful, how would we feel about advocating for it? Ms. Dobey suggested using the H4A forum as education on an issue to then bring back to one's organization. Mr. Myers asked if the committee could inform rather than endorse; make people aware without taking a position. Ms. Jacobi suggested reflecting on the H4A mission statement, letting it guide the precedence.</p> <p>After discussion, Ms. Dobey noted that at this time there was not a clear consensus whether the group should endorse or not. She asked the group to continue thinking about it and they will revisit the topic at a later date to determine direction.</p>	
<p>Regional Housing Needs Assessment – Final Survey</p>	<p>Mr. Gray informed the committee that the recent report the committee received contains the updated survey numbers with the full 772 responses in addition to a summary sheet containing the background, methodology used, and respondents surveyed. However, analyzing the data provided by the survey is still under way.</p>	<p>Action: Mr. Gray will update the committee regarding the cross</p>

	<p>Mr. Gray added that his team is currently analyzing cross tabs and has chosen to start with Madras. He said that they will ask for feedback from Madras prior to beginning cross tabs for other areas to ensure the data is useful and meaningful.</p> <p>Mr. Gray informed that group that results from the survey have given the group new sources of data to review and added that there are a lot of other ideas shaking out from the survey results that will be helpful to them when it comes time to make their recommendations. Ms. Mailloux said that the survey results will be used in conjunction with data from the census to tell us what is happening in the region.</p> <p>Ms. Gustafson informed the committee that at a recent city meeting, city councilors were considering a rental housing analysis however, since it is work that H4A is already doing she inquired how H4A can let people know what we are working on. Mr. Aycock added that the question is a great segway for the next agenda item regarding survey outreach and development of user friendly versions of the survey.</p> <p>Mr. Aycock informed the group that he had a meeting with the person who runs the Computer Science department for OSU. He said they would be happy to put students on the project as a first step by taking the survey and turning it into a database so that if someone wants to know what developers thought about a question, they could find the answers. Mr. Aycock asked the committee if they thought they should actively push out more information about what H4A is doing, as well as, benchmarks and also if they should create a easier to search version of the survey.</p> <p>Mr. Myers inquired about the timeline for getting information ready for dissemination. Mr. Gray reported that the results will be incorporated throughout the market analysis as well as the action plan and recommendations. He added that the survey was intended to go along with the action plan and not as a stand-alone item. Mr. Gray reported that the next deliverable to the group is the market analysis, which will be delivered when the cross tab analysis is finalized. Mr. Aycock asked if the group thought the survey should be a stand-alone story or if they agreed it should be embedded in the market analysis and then woven into the overarching regional housing assessment. After discussion, a suggestion was made to have some sort of a press release on some of the individual results because we want others to look to H4A for information. Moreover, we</p>	<p>tab analysis for Madras prior to rolling out cross tab analysis for other areas in the region.</p>
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<p>Market Analysis Cohorts</p>	<p>want to let folks know H4A is out there doing research so others don't waste resources doing the same type things.</p> <p>Mr. Aycock informed the committee that he could review the survey and pull out five or so key findings to include in a press release. He noted that the press release would link to the webpage for H4A on the COIC website and a comment section could be added. He added it most likely would generate phone calls that could cascade to other issues but feels it is important to let people know the housing needs of the community. Mr. Aycock asked that since there is not a protocol for a press release, would the group feel comfortable having the Co-Chairs review the press release or would they want to review at the next meeting as a group. After discussion, the consensus was to review as a group since the committee is rather new. Ms. Dobey noted that Mr. Aycock will draft a press release for review at the next meeting. She asked the group to skim through the survey to see if there are any questions they want to ensure make the press release.</p> <p>Data for housing cohorts for the Central Oregon region were reviewed. Ms. Mailloux informed the committee that the cohort was defined by income as a percentage of the area median income (0-30%, 31-50%, 51-80% and 81-100%, 101-120%, and 121-140%). Within each area median income group, cohort size, annual income, affordable monthly housing cost and sample housing types and/or occupations were translated in terms of actual income and what it means for their affordable housing costs. She added the cohorts will provide structure for the Housing Gap Assessment which will estimate current level of housing needs by cohort and project future housing needs over the next ten-years.</p> <p>A question was asked if the 0-30% median income was taken from the census. Ms. Mailloux noted that HUD takes the census and performs a special tabulation of the data. Mr. Aycock suggested adding site or reference data to the reports. A question was asked if the census data includes any unsheltered numbers. Ms. Mailloux reported that no, unsheltered are not included in the data but they would look to bring in that data.</p> <p>A question regarding the AMI breakdown was asked specifically if it is broken down by Crook, Deschutes and Jefferson county. It was noted that yes, it is broken down by county. A suggestion was made to keep the AMI consistent with other reporting by using 0-30%, 31-60%, 61-80%, 81-100%, 101-120%, and 121-140%. Ms. Mailloux reported that the breakdown was structured using the housing needs data however, she could pull from two different groups to get the numbers in</p>	<p>Action: Mr. Aycock will draft a press release using the top 5 or so findings from the survey to present to the committee at the next meeting.</p> <p>Action: the Housing Cohort report will be updated to reflect 0-30, 31-60, 31-80, 81-100, 101-120, and 121-140% area median income in addition to using data for 4-person household annual income. Moreover, citations all data will be provided..</p>
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	the suggested ranges to see what the data looks like. Another suggestion was made to use 4-person household data rather than 3-person household data. Ms. Mailloux noted that she would use 4-person data. A suggestion was made to cite the data sources used for future reports.	
Rental Occupancy Rate Data Update	<p>Mr. Swagerty reminded the committee that back in May or June, the committee discussed the need for rental occupancy data. Mr. Swagerty reached out to the individuals who used to report on the occupancy rate who informed him that they stopped reporting because too much weight was given to the data which was taken in a point in time and self-reported from a sub-set of people thus, the data was not comprehensive nor considered reliable.</p> <p>Mr. Swagerty informed the committee that he has been thinking of ways to get more meaningful data in addition to occupancy rates such as the actual rent value, the level of rent by type of rental, across the region. Mr. Swagerty added that finding some of the information may be difficult but he believes it is solvable. In addition he added that he believes there are constituencies that may pay for the data. Mr. Swagerty said that the goal is to get the data in a reliable way so they can feel confident when it is reported. Mr. Swagerty asked the committee to think of useful and creative ways to get at the rental base as well as get to the pieces of meaningful data.</p> <p>Ms. Dobeey suggested using H4A intern, Beth Jacobi, to assist with research and methodology. Mr. Swagerty added that he is interested in the material and happy to work with Ms. Jacobi as well as stay on point with the project. Ms. Jacobi reported that King County has been known to do a good job with reporting on this type of material. Mr. Swagerty noted that he also has a couple people interested in assisting as well.</p> <p>Mr. Aycock reported that the State is interested in groups like H4A and the he has heard rumors that there are conversations about creating ways to support groups like this. e added that while H4A is still figuring out its roles and responsibilities, he will start the process to see what the state thinks committees such as H4A should be doing, what types of data the group should be reporting, and if there is funding available.</p>	<p>Action: Ms. Jacobi and Mr. Swagerty will work off-line to come up with methodologies for finding rental occupancy, rent value, level of rent and location data.</p> <p>Action: Mr. Aycock reported he will start the process to see what the state thinks committees such as H4A should be doing, what types of data the group should be reporting, and if there is funding available</p>
Roundtable	Due to time constraints, the Roundtable agenda item has been tabled to the next meeting.	
H4A Work Plan	Due to time constraints, the H4A Work Plan agenda item has been tabled to the next meeting.	

Meeting adjourned 10:02

Housing for All

Regional Housing Needs Assessment Timeline

September 11, 2018

February 2018	<u>Project Kickoff</u> <i>Status: complete</i>
March-June 2018	<u>Socioeconomic Review and Market Analysis</u> <i>Status: Partially complete</i> (consultants have socioeconomic data; survey complete, consultants have a draft market analysis)
July-October 2018	<u>Housing Gaps, Factors, and Strategies</u> <i>Status: not yet started</i>
November-December 2018	<u>Action Plan Development</u> <i>Status: Consultants are planning for a December visit – potential workshop – to build the Action Plan</i>
January 2019	<u>Report Finalization and Presentation</u>

Housing for All draft High Level Work Plan

July 23, 2018

Drafted by the H4A Work Plan Subcommittee: Lisa Dobej, Moey Newbold, Karna Gustafson, and Scott Aycock.

Topic	Goal Statement	Tasks	Measures	By When?	With What Resources?
COLLABORATIVE DATA/INFORMATION	<p>Develop collaborative information about housing market conditions, trends and impacts.</p> <ul style="list-style-type: none"> • Build consensus on conditions • Empower members and their networks to engage stakeholders and the public • Provide data to members and their networks to help make resource allocation and other decisions 	<ul style="list-style-type: none"> • RHNA • H4A Meetings – Steering/Review • Rental Market Survey 	<ul style="list-style-type: none"> • RHNA Completed <ul style="list-style-type: none"> ○ Press Releases ○ Distribution ○ Summaries/slide decks, etc. ○ Provided in a useful format • Identify means for an ongoing rental market survey 	January 2019	<ul style="list-style-type: none"> • COHC \$ • HousingWorks \$ • DLCD \$ • COIC \$ • H4A knowledge and networks. • H4A intern.
COLLABORATIVE DATA/INFORMATION	<p>Serve as a regional clearinghouse on housing-related data, projects, programs, meetings, etc. to facilitate regional understanding and coordination, and to assist external partners in engaging on Central OR housing needs/issues.</p>	<ul style="list-style-type: none"> • H4A meetings • Develop website • Communication tools • COIC and Co-Chairs points of contact 	<ul style="list-style-type: none"> • Build website and data dissemination tools • Regular dissemination of info • Calls/touches • Web and other communication tools “touches” 	Starting Sept. 2019	<ul style="list-style-type: none"> • H4A meetings • H4A intern
PROMOTE HOUSING ISSUES AND NEEDS	<p>Help members and their networks be more effective in engaging stakeholders and the public to create needed change. Also, help members/networks promote their organizations</p>	<p>“Collaborative Campaign”</p> <ul style="list-style-type: none"> • Build a list of types of tools/resources and survey housing org’s on what they want • Build tools (e.g. videos, handouts stories) • Collect stories • H4A meetings: organizing/coordinating 	<ul style="list-style-type: none"> • Survey conducted/findings • Tools developed to reflect needs • Use of tools • Presentations/meetings, by <ul style="list-style-type: none"> ○ geography ○ type of org, etc. • estimated total # of people “touches” by type, depth, etc. 	<p>Starting August 2018 meeting</p> <p>Campaign funding starts Jan. 2019</p> <p>Ongoing process</p>	<ul style="list-style-type: none"> • MMT \$ = pending • COIC \$ • H4A knowledge and networks. • Member-identified “stories”. • H4A intern.
POLICIES AND PROGRAMS	<p>Provide an evidence-based resource for housing stakeholders to address</p>	<ul style="list-style-type: none"> • RHNA and identified follow up activities 	<ul style="list-style-type: none"> • Number of presentations by type, depth, etc. 	Start Fall 2018 Ongoing process	<ul style="list-style-type: none"> • RHNA funding listed above.

Topic	Goal Statement	Tasks	Measures	By When?	With What Resources?
	housing needs through policies and programs	<ul style="list-style-type: none"> • H4A meetings • Presentations to Councils, Planning Commissions, etc. 			<ul style="list-style-type: none"> • H4A knowledge and networks
POLICIES AND PROGRAMS	Provide a table and coordinating capacity for regional housing stakeholders to develop consensus on desired state and local policy, regulations, programs and funding	<ul style="list-style-type: none"> • Solicit policy/regulatory change requests/goals <ul style="list-style-type: none"> ○ From H4A members and others • Discuss at H4A meetings and determine consensus <ul style="list-style-type: none"> ○ Facilitated discussions ○ Start with lower hanging fruit • Resolutions, coordinate advocacy, etc. as appropriate 	<ul style="list-style-type: none"> • Effective advocacy (desired policy and regulatory changes) 	Starting at July 30, 2018 meeting	<ul style="list-style-type: none"> • Base funding • H4A members and networks. • Additional resources not yet identified.
LEVERAGE FUNDING INTO THE REGION	Collaborate to bring more funding to address housing needs in Central Oregon <ul style="list-style-type: none"> • Promote our region 	<ul style="list-style-type: none"> • Survey members and their partners on needs • Advocacy • RHNA • Campaign • Possible assistance: <ul style="list-style-type: none"> ○ Grant-writing / development services ○ Disseminate Funding Opportunities ○ Fiscal admin 	<ul style="list-style-type: none"> • Money leveraged 	Survey after July meeting	?
H4A COORDINATION AND STAFFING	Ensure that H4A has the capacity to deliver meetings, internal communications, projects, resources	<ul style="list-style-type: none"> • Write grants • ID member resources to help • Write more grants 	<ul style="list-style-type: none"> • Annual budget • Staff capacity (hours or FTE) 	Ongoing	COIC \$ MMT \$ - pending COHC \$ Long-term, consider dues or fees?