Thinking Outside the Box

HOUSING DEVELOPMENT
Proposed GCT Land Management, LLC
What is resiliency?

The ability of a building, structure and its component parts to withstand current and future climactic condition (e.g. wildfires/bushfires, extreme wind, flooding and heat stress), minimize loss of functionality and recovery time without being damaged to an extent that is disproportionate to the intensity of the events experienced, and preserve an equivalent level of performance considering future climatic conditions as is currently achieved today.

Global Resiliency Dialogue
WILDFIRE RESISTANCE & RESILIENCY STRATEGIES

AT THE WILDLAND/URBAN INTERFACE (WUI)

GCT LAND MANAGEMENT INC.

2022

GCT Land Management, Inc.
La Grande, Oregon 541.962.9049
https://veteranvillagelife.wixsite.com/website
CLEVELAND COMMONS
Permanent Supportive Housing in Practice
Cleveland Commons

- First in Central Oregon
- 100% Permanent Supportive Housing (PSH)
- 33 units (studio & 1-bdrm)
- Located at 495 SE Cleveland Ave, Bend, OR.
Capital/Development Funding

- OHCS Permanent Supportive Housing Award
- Deschutes County – ARPA
- City of Bend – Affordable Housing Fund

Operations and Support Services

- Oregon Health Authority (OHA)
- Resident Medicaid/Medicare coverage
- Additional operations and support services funding sought by Housing Impact LLC, Central Oregon FUSE, may include CoC, CDBG, and additional healthcare partners
PROJECT TIMELINE

• **2017** – Meetings begin about the need for PSH
• **Fall 2020 - Spring 2021:** Project partners participated in the OHCS PSH Institute for technical support and access to funding.
• **Summer 2021 - Spring 2022:** Capital financing secured, partner MOUs in place, preliminary site prep.
• **April 2022:** Housing Works submitted project application for OHCS PSH financing and OHA services funding.
• **August 2022:** Cleveland Commons was selected for significant state funding.
• **October 2022:** Goal to have new Building Operator MOU in place.
• **Early 2023:** Site demolition and construction begin.
• **Early 2024:** Building opens and tenant leasing begins
OHCS’
Permanent Supportive Housing (PSH) Program

Dana Schultz, PSH Program Manager
Affordable Rental Housing Division
Oregon Housing and Community Services

October 6, 2022
Who We Are

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.
What We Do

OREGON HOUSING AND COMMUNITY SERVICES CONTINUUM

HOUSING STABILIZATION

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

AFFORDABLE HOUSING FINANCE

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

HOMEOWNERSHIP

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

EQUITY AND RACIAL JUSTICE
Permanent Supportive Housing or PSH is housing that is:

✓ Deeply affordable to households living on extremely low-incomes
✓ Permanent!
✓ Provides comprehensive tenancy support services that can be accessed on-site and are voluntary
✓ Prioritized to serve the most vulnerable populations experiencing homelessness
✓ Rooted in Housing First philosophy
What happens in PSH?

PSH Roles

- Case Managers
- Peer Support Specialists
- Tenancy Support Specialists
- Housing Specialists
- Healthcare Navigators
- LCSW/Therapists/SUDs specialists
- THWs/CHWs

PSH Services

- Needs Assessments
- Life Skills Training
- Case Management
- Peer Services
- Health Services
- Community Building and fun!
- Lease Navigation
- Education
- Income and benefits attainment
- Food and nutrition support
- AA and NA groups
- Crisis Intervention
- Resource navigation
- Conflict Management
- Budgeting
- Parent Resources
- Household maintenance support
- Transportation support
Why the PSH model?

• Critical component of a region’s homeless services and housing continuum
Why the PSH model?

• Reduces costs for public systems (i.e. healthcare, criminal justice, emergency services)

**BY THE NUMBERS**

Closer to Home, a study of affordable housing and supports in Portland, found that costs to health care systems were 14% lower for residents of PSH. In addition, in the year after moving into affordable housing, outpatient primary care utilization had increased by 20%, emergency department use had fallen by 18%, and residents reported that access to care had improved by 40% and that the quality of care they received had improved by 38%.

<table>
<thead>
<tr>
<th>Intervention</th>
<th>2018 Cost</th>
<th>Duration</th>
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<tbody>
<tr>
<td>State Hospital Stay</td>
<td>$1,324</td>
<td>Per night</td>
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<tr>
<td>Emergency Room</td>
<td>$500</td>
<td>Per average visit</td>
</tr>
<tr>
<td>County Jail</td>
<td>$125</td>
<td>Per night</td>
</tr>
<tr>
<td>PSH</td>
<td>$59-64</td>
<td>Per night</td>
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</table>
Why the PSH model?

- Proven model to effectively serve households experiencing chronic homelessness
  - High retention rates
  - High rates of exiting to permanent housing
  - Low rates of return to homelessness
  - Reports of improved quality of life
  - Increased utilization of serves and healthcare
History of PSH at OHCS

• OHCS and OHA collaborated to create the Statewide Supportive Housing Strategic Workgroup (SSHSW) which concluded in early 2019, identifying PSH as a critical housing need across Oregon.

• Governor Brown's Housing Agenda (2018) prioritized PSH for persons experiencing chronic homelessness

• OHCS identified PSH as a priority in the Statewide Housing Plan

• 2019 Oregon Legislature provided $50 M in Article XI-Q bonds and 400 “slots” of rental assistance and services funding (General Funds) and did so again in 2021.

• First Supportive Housing Institute (led by CSH) launched in fall 2019, first fund offering released in winter 2020
The PSH Program at OHCS
(Affordable Rental Housing Division)

- Builds PSH capacity and PSH projects across Oregon by providing:
  - PSH development capital
  - Long-term project-based rental assistance
  - Long-term PSH services funding
  - TA via Oregon Supportive Housing Institute
    - via annual RFA

- Serving Chronically Homeless Households
  - Long term homelessness with disabling conditions
  - Residents referred via CoC Coordinated Entry systems or other OHCS approved coordinated referral processes
Oregon Supportive Housing Institute

• Sponsored by OHCS, implemented by CSH

• PSH Project Teams apply via RFA, and include a Developer, a Property Manager and a Service Provider, and ideally a member with lived experience

• 5-month, 2 days a month Cohort model
Increasing PSH Capacity Around Oregon

2019-2022 Oregon Supportive Housing Institute Teams

27 PSH Teams!
New PSH Around Oregon!

We have funded 680 PSH units with PSH Program Funding.

* PSH serving Veterans

<table>
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<tr>
<th>Name</th>
<th>Location</th>
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<tbody>
<tr>
<td>The Keystone</td>
<td>Eugene, Lane County</td>
</tr>
<tr>
<td>Rogue Ridge Apartments</td>
<td>Ashland, Jackson County</td>
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<tr>
<td>Alder House</td>
<td>Downtown Portland, Multnomah County</td>
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<tr>
<td>Warm Springs PSH</td>
<td>Warm Springs, Jefferson County</td>
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<td>Tukwila Springs</td>
<td>Gladstone, Clackamas County</td>
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<tr>
<td>Hattie Redmond</td>
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<td>Riverbend Place</td>
<td>Ontario, Malheuir County</td>
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<td>Desert Horizons</td>
<td>Lakeview, Lake County</td>
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<td>Good Shepherd Village</td>
<td>Happy Valley, Clackamas County</td>
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<td>Garden Park Estates</td>
<td>Southeast Portland, Multnomah County</td>
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<td>Sequoia Crossing</td>
<td>Salem, Marion County</td>
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<td>Tistilal</td>
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<th>Name</th>
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<tr>
<td>Alberta Alive Vets*</td>
<td>Portland, Multnomah County</td>
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<td>Cleveland Commons</td>
<td>Bend, Deschutes County</td>
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<td>Julia West</td>
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<td>Providence Medford</td>
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Thank you!