

**City of Bend and Deschutes County
Emergency Homelessness Task Force Meeting
Action Planning Meeting: Affordable Housing
December 15, 2021**

The meeting of the Emergency Homelessness Task Force (EHTF) was called to order at 2:05 p.m. on Wednesday, December 15, 2021, online and by phone.

1. Introductions & Strategic Plan Overview

Brittani Manzo, Policy Strategist and Facilitator, presented a summary of the previous three action planning meetings.

2. Strategies for Affordable Housing

3. Brainstorming Actions:

Participants brainstormed the following and provided input in terms of actions, challenges, and needs:

- Integrate and prioritize the community’s ten-year vision into all affordable housing opportunities and planning and project local housing gaps through 2032
 - Challenges
 - How do lease up rates differ across income levels? How can the community support be leasing up for 0-30% Area Median Income (AMI) households?
 - Needs
 - Housing Choice Voucher Prioritization – Low Income Housing tax Credit set-aside
 - Demand side: vacancy taxing, eviction policy improvement
 - Projecting and planning for adequate 0-30% AMI housing & rental assistance by 2032 (scaling, income averaging in LIHTC)
 - Strategies
 - Most affordable housing in Bend is higher than 50% AMI
 - Workforce housing – increasing capacity of service providers (supporting in obtaining housing: increasing pay for mental health workers)
- Work with partners to secure financing and funding to achieve the community’s ten-year vision of ending homelessness and housing instability
 - Action
 - Housing Works – Landlord Liaison position opening
 - Challenges
 - 20% vouchers unutilized – how to support people with vouchers to lease up as well
 - Needs
 - Affordable housing bond

- Private philanthropy
 - Corporate philanthropy
 - Expedited permitting (County and City level) -- building on Bend best practices
 - Unrestricted tourism revenue and Transient Room Tax
 - Exploring local tax reform options for affordable housing with the ability to prioritize (0-30%) over the short term
 - Evaluating all unrestricted revenue sources for funding and financing deeply affordable housing in permanent supportive housing
 - Bend Parks and Recreation – System Development Charges (SDC) waivers
 - State-level advocacy informed by the unique needs of the region and fast growth, allocating existing funding differently or allocating more
 - Property tax exemptions
- Strategies
 - Fair Market Rent (FMR) Rental Study – three-year window, based on rental study to justify Department of Housing and Urban Development (HUD) voucher allocation (Senator Merkley's priority around FMR)
 - how do we account for land need?
 - County and City identifying opportunities for raising revenue, removing regulatory burdens and reducing fees – exploring other
 - Following lessons learned from transportation bond, building on lessons learned
 - advocacy for mixed income tax credit projects
- Dismantle harmful eviction policies that perpetuate homelessness and housing instability
 - Actions
 - Supporting monitoring eviction rates and processes
 - Needs
 - Information sharing and advertisement on fair housing and rental assistance
 - rental assistance
 - move to service strategies?
 - Strategies
 - Identifying and supporting community-based organizations by and for Black and Indigenous People of Color (BIPOC) communities
 - State qualified allocation plan definition – zero organizations meet the criteria – technical assistance (furthering rural and urban divide)
 - More detail around eviction policies
- Encourage workforce participation and prevent displacement through housing stability and assistance programs
 - Needs
 - Supporting research and preventing displacement, funding relocation

- Prevention and Diversion – increasing access to foreclosure prevention and preservation (NeighborImpact preservation program and weatherization)
 - Incentives for middle-income housing – long-term rentals transitioning to Airbnb rentals – housing stability for middle income and social service providers
 - Rental assistance
 - 0-30% AMI housing
 - Rental registry to understand vacancy and occupancy rates and eviction rates (making legal and rental assistance available upon noticing)
 - NeighborImpact had been monitoring the docket
 - Legal Aid – serving below poverty guidelines
 - Landlord and tenant services and training (Collaborating Fair Housing Council of Oregon – Deschutes County, Deschutes County Community Alliance of Tenants, Oregon Health Authority (OHA) Resident Alliance Groups) – outreach and education, legal representation needs
- 150 people experiencing chronic homelessness will be housed and receive ongoing supportive services based on their stated needs
 - Actions
 - Purpose-built and scattered site and mobile case management to keep development costs down
 - Identifying sustainable funding for services (Cascade East Transit, bolstering Medicaid, other supportive service funding streams)
 - Transparent, inclusive information, rebranding – how to talk to each other, how to talk to the community
 - Increase number of case workers
 - Explore strategies to fund services through bond measure (learning from metro and tri-county)
 - Building on Neighborhood Association representation work, create more space for people experiencing homelessness, Human Rights and Equity Commission, and the Affordable Housing Advisory Committee
 - Increase number of case workers
 - Strengthening community-based activity and connections for people experiencing and exiting homelessness
 - Needs
 - Building political will and public will – how will we make room for the needs of the entire community?
 - Scattered site housing – community welcome, community relations, social activity (working with landlords, similar to Imagine Housing in Washington State)
 - Working with landlords and housed community
- Establish adequate shelter for young people and elderly adults

4. Break

5. Action Planning

6. Confirming Strategies

7. Summary, Next Steps, and Closing

Manzo said there will be chances of reviewing, giving feedback and making edit to the actions over the next month.

Adjourned at 4:11 p.m.

Respectfully Submitted,

Kayla M. Duddy,
Deputy City Recorder