



Oregon State Housing Council

Local Innovation and Fast Track (LIFT) Housing Program

Policy Committee Charter

Background and Problem Statement

The 2015 Oregon Legislative Assembly appropriated \$40 million in new funds for the development of affordable housing for low income families throughout Oregon. The source of funds for this historic investment is general fund-backed bonds, as authorized under Article XI-Q of the Oregon constitution.

In making this investment, the Legislature and the Governor have tasked Oregon Housing and Community Services and its primary policy advisory body (the Oregon State Housing Council) with

- creating a housing development program that builds on past successes while creating simpler, more streamlined processes to expedite housing development;
- seeking to drive down overall housing development costs; and
- strategically linking new housing with other state programs that aim to stabilize families and help them to gain economic self-sufficiency.

The Oregon State Housing Council wishes to augment its capacity by convening a diverse set of subject matter experts to recommend policy parameters and program design elements that can position the LIFT program for success.

Group Purpose To advise the Oregon State Housing Council and OHCS on specific implementation strategies that will lead to successful program execution, and to recommend programmatic outcome metrics that can be used to track progress and would indicate whether the program has been successful.

Legislative Intent

While the legislature did not provide formal policy guidance to accompany the bonding authority, the following issues consistently arose in hearings and work sessions as being important to achieve within the LIFT program:

- Serve families with incomes at or below 60% of area median income;
- Create as many new housing opportunities as possible, recognizing that high unit production targets do not necessarily help with keeping rents as low as possible;
- Encourage local innovation;
- Strive for geographic equity in allocating the funds;
- Prudently manage development and ongoing operational risk to the State;
- Leverage private sector expertise and work to ensure the State does not compete with existing private sector providers;
- Leverage other sources of funds, without creating undue complexity and cost;
- Outline specific strategic alignment opportunities and demonstrate coordination of local partnerships and/or relevant state agencies to support the stability and



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success of families, effectively refer at-risk families and provide effective services and/or case management for such families;

- Ensure that housing created by LIFT is made available to families being served by other state-funded programs, including child welfare, self-sufficiency, and early learning collaboratives.

Committee Authority and Anticipated Duration

The role of this committee is advisory and is focused on initial program design considerations and implementation strategies. It will make recommendations to the State Housing Council which will advise and oversee OHCS' implementation of the program.

Group Sponsor

The Director of Oregon Housing and Community Services Department.

Membership

Mayra Arreola, United Way of Columbia-Willamette, Director – Community Collaborations and Investment; Council Member; Council Member, State Housing Council

Donna Bowman, Klamath and Lake Community Action Services, Executive Director

Lois Day, Oregon Department of Human Services, Child Welfare Director

Sarah Drinkwater, Oregon Department of Education, Assistant Superintendent

Kim Fredlund, Oregon Department of Human Services, Self-Sufficiency Programs Deputy Director

Jacob Fox, Housing and Community Services Agency of Lane County, Executive Director

Mary Li, Multnomah County Department of Human Services, Director of Community Services

Sarah Lochner, Oregon Health Authority, Legislative Coordinator

Joel Madsen, Columbia Cascade Housing Corporation, Executive Director

Alejandro Queral, United Way of Columbia-Willamette, Director, Systems Planning and Performance

Val Valfre, Washington County Department of Housing Services, Executive Director; Council Member, State Housing Council

Daniel Valliere, REACH Community Development Corporation, Chief Executive Officer



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Convening Information

The committee will meet for three work sessions lasting up to three hours each. Members will be provided with background materials, available data and research on needs and best practices, and draft policy parameters for consideration. Meeting time will primarily be used to review, discuss, and debate opportunities for targeting funding and methods for inviting proposals.

OHCS will engage a third party, experienced meeting and process facilitator to elicit discussion of trade-offs and policy concepts.

OHCS staff will seek to schedule meetings when the most number of members can be present, and asks that members respond promptly to requests for meeting availability.

The Committee will meet at least once jointly with the Finance Committee, and members will be invited to attend and report to the State Housing Council on progress of the work.

Additional meetings or work sessions may be scheduled if needed.

Deliverables

Written recommendations on program design:

1. Identify ways to balance resources among competing policy priorities, including potential allocation methodologies that would achieve geographic and social equity
2. Reconcile the policy intent of serving households receiving services with the creation of the greatest number of units, including target populations, income and rent limits, and unit mix.
3. Outline elements of service delivery agreements that would have the effect of demonstrating concrete local partnerships as possible prerequisites to funding.
4. Establish specific outreach strategies and scoring criteria that will seek to reach traditionally under-served communities, including communities of color, and rural communities still struggling with economic recovery.
5. Create specific tactics to ensure that local partnerships and/or relevant state agencies are equipped to effectively refer at-risk families and provide on-going services and/or case management for such families. Tactics could include program criteria, proposal guidelines, project selection criteria, advance field or inter-agency work, engagement of specific community groups, and broad communication strategies.
6. Propose a methodology for measuring outcomes, program success.



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**Signature of
Sponsor**

8/4/2015

Aubre Dickson, Chair
Oregon State Housing Council

Date

8/4/2015

Margaret S. Van Vliet, Director
Oregon Housing and Community Services

Date