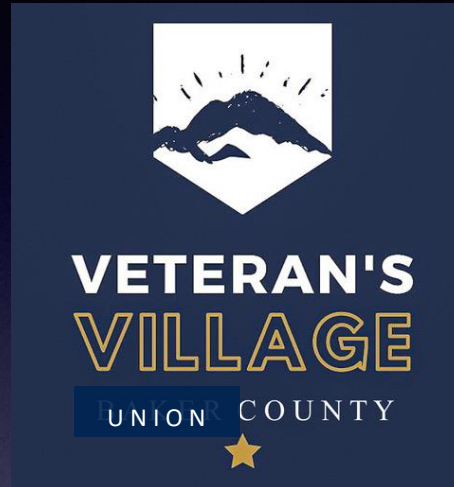
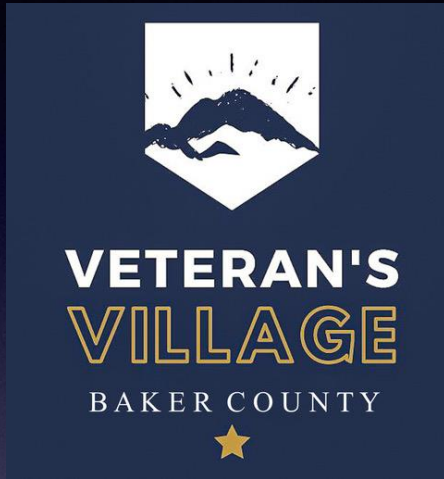


Thinking Outside the Box

HOUSING DEVELOPMENT



GCT Land Management, Inc.
La Grande, Oregon 541.962.9049
<https://veteranvillagelife.wixsite.com/website>



OVERALL VIEW FROM SOUTH

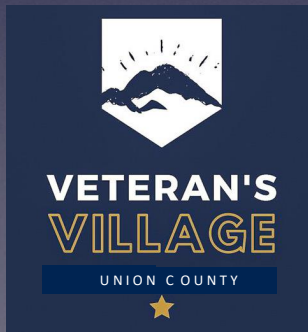
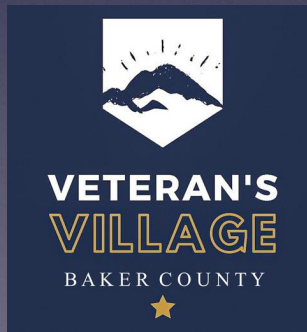
GCT DEVELOPMENT - LA GRANDE VETERANS HOMES

IN-PROGRESS OVERALL SITE PLAN WITH UNITS AS DEVELOPED, AND OTHER SITE AMENITIES & FEATURES
SEDER ARCHITECTURE + URBAN DESIGN LLC

2-15-19







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



TYPE, SIZE & LANDSCAPING

- small, single story, less conflagration potential
- generally low, non combustible & irrigated landscaping, with rockeries, not bark dust
- non combustible concrete on-grade porches & patios
- fencing with non-combustible materials
- two paths of vehicle & pedestrian emergency egress from the neighborhood

EXTERIOR WALLS

- non combustible materials (cement board, plaster, metal) instead of wood
- solid concrete i.c.f. walls w/ no voids
- type 'x' fire rated interior sheetrock
- double glazed windows with tempered exterior panes to resist heat breakage



ROOFS

- single shallow slope, no attics
- fire resistant or retarding structure
- non combustible metal roofing, with no gutters to fill up w/burnables

CARPORTS

- open air for good visibility, including that no fire is starting
- roofs same as cottages for fire resistance

INTERIORS

- floors are concrete slab on grade, no crawlspace for potential fire
- direct applied vaulted ceiling, no attic for potential hidden fire
- two exterior doors on opposite sides, small & single story = good visibility & smaller fire if ever catches
- smoke detectors & a fire extinguisher

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

OREGON HOUSING AND COMMUNITY SERVICES

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.



Working together to serve individuals, families
and communities throughout Oregon

What We Do

OREGON HOUSING AND COMMUNITY SERVICES CONTINUUM

HOUSING STABILIZATION



AFFORDABLE HOUSING FINANCE



HOMEOWNERSHIP



EQUITY AND RACIAL JUSTICE

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

What is PSH?

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

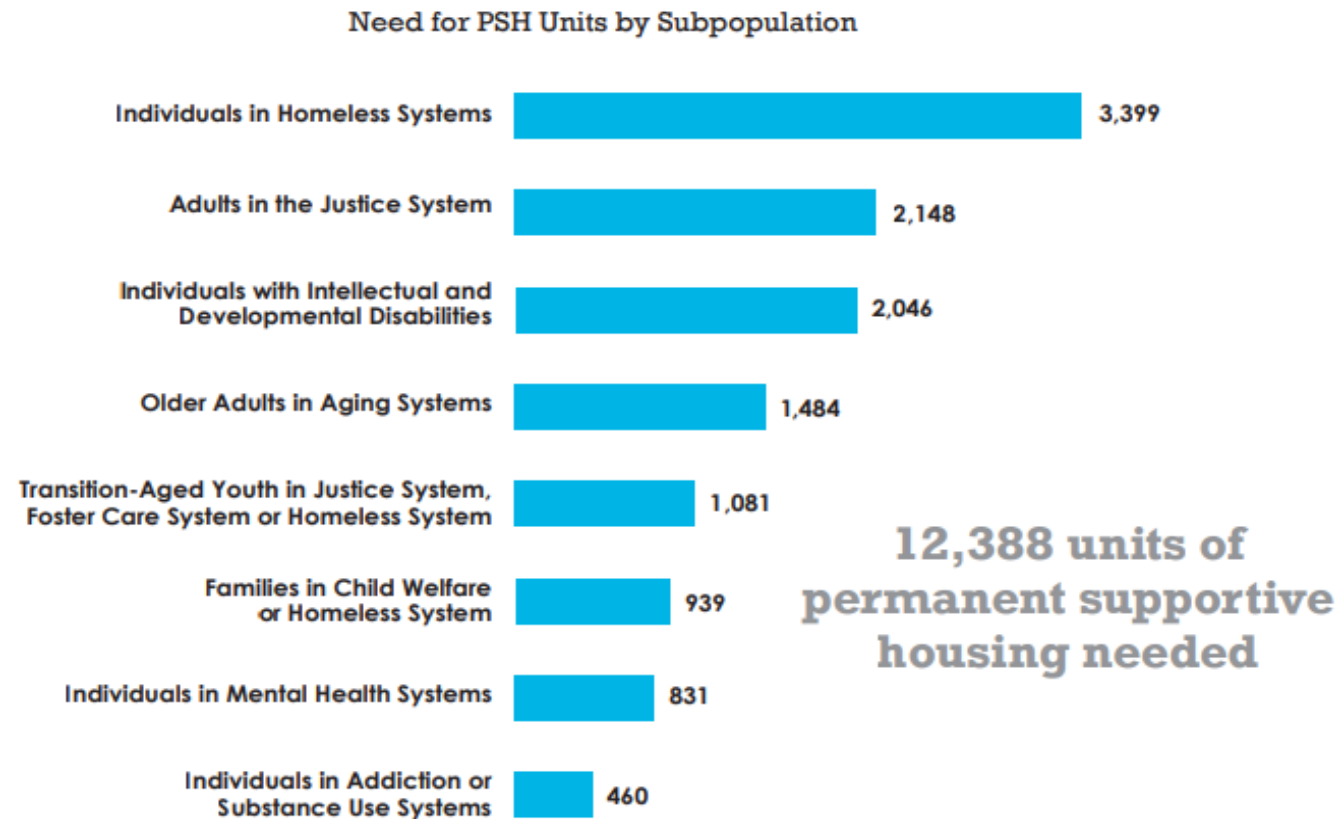
PSH Services

- 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



ECONorthwest analysis of Corporation for Supportive Housing, Supportive Housing 101 Data. Retrieved from: <https://www.csh.org/supportive-housing-101/data/>.

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%**.²⁸

Intervention	2018 Cost	Duration
State Hospital Stay	\$1,324	Per night
Emergency Room	\$500	Per average visit
County Jail	\$125	Per night
PSH	\$59-64	Per night

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 services 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)

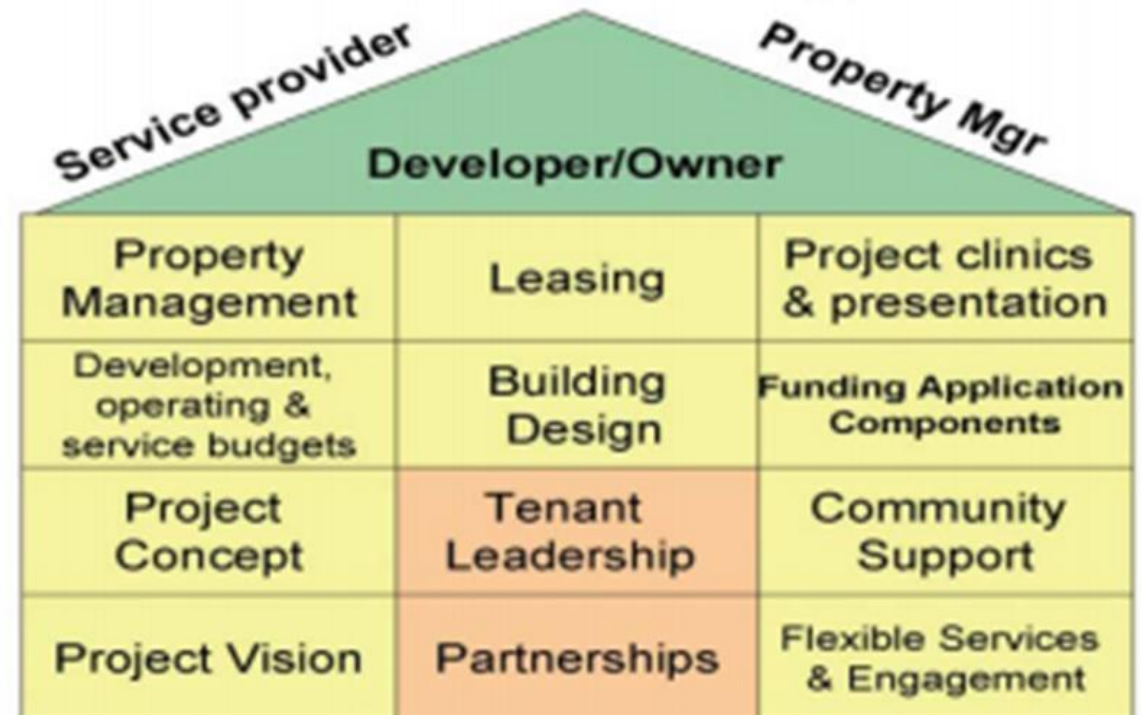
- Builds PSH capacity and PSH projects across Oregon by providing:
 - PSH development capital
 - Long-term project-based rental assistance
 - Long-term PSH services funding
 - TA via Oregon Supportive Housing Institute
 - via annual RFA
- Serving Chronically Homeless Households
 - Long term homelessness with disabling conditions
 - Residents referred via CoC Coordinated Entry systems or other OHCS approved coordinated referral processes



Oregon Supportive Housing Institute

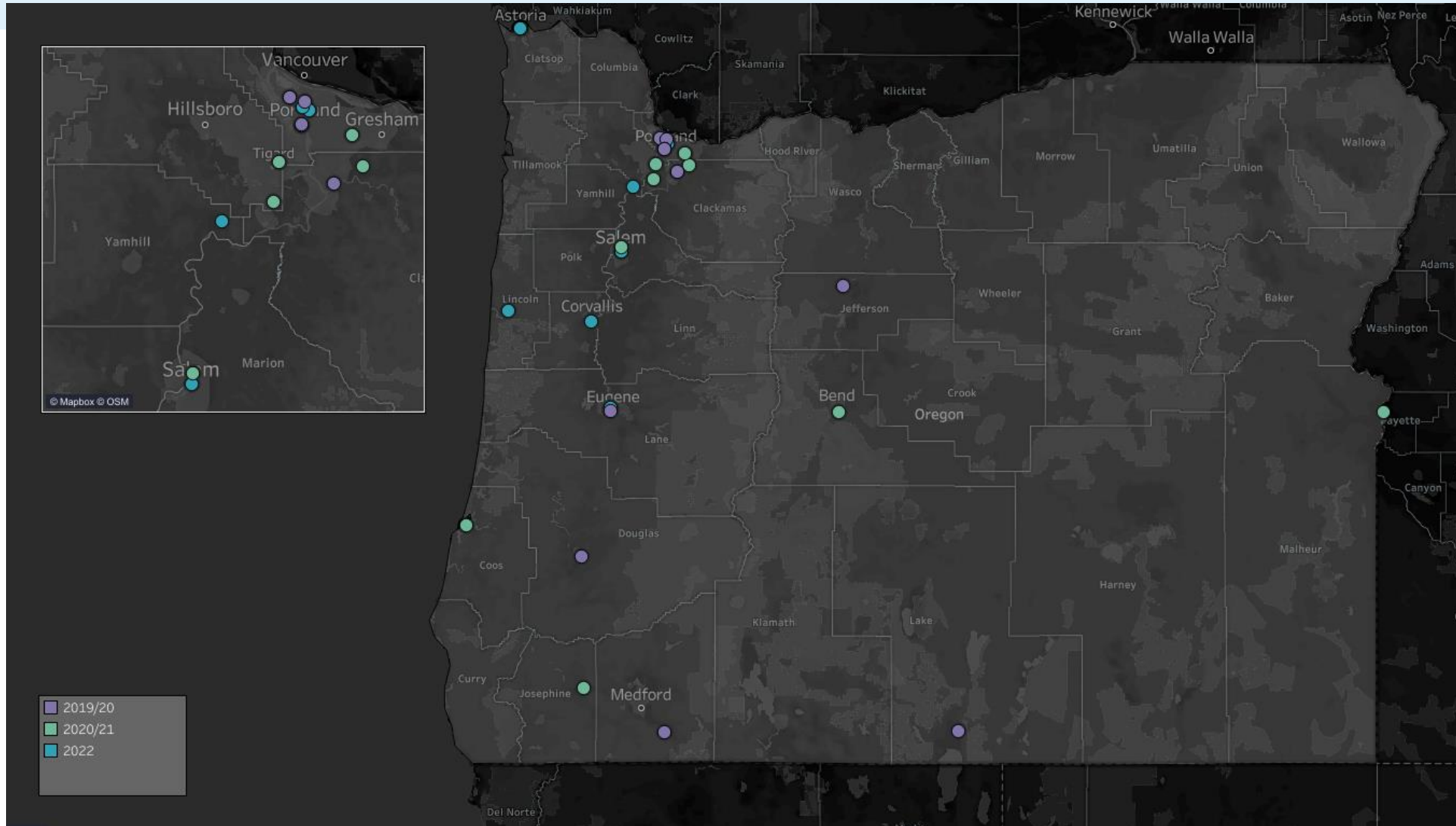
- Sponsored by OHCS, implemented by CSH
- PSH Project Teams apply via RFA, and include a Developer, a Property Manager and a Service Provider, and ideally a member with lived experience
- 5-month, 2 days a month Cohort model

The Institute Building Blocks



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

The Keystone	Eugene, Lane County	Alberta Alive Vets*	Portland, Multnomah County
Rogue Ridge Apartments	Ashland, Jackson County	Cleveland Commons	Bend, Deschutes County
Alder House	Downtown Portland, Multnomah County	Julia West	Downtown Portland, Multnomah County
Warm Springs PSH	Warm Springs, Jefferson County	Plambeck Gardens	Tualatin, Washington County
Tukwila Springs	Gladstone, Clackamas County	The Nel	Eugene, Lane County
Hattie Redmond	Northeast Portland, Multnomah County	Blackberry Hill*	Toledo, Lincoln County
Riverbend Place	Ontario, Malheur County	Evergreen *	Salem, Marion County
Desert Horizons	Lakeview, Lake County	Kafoury Court	Northeast Portland, Multnomah County
Good Shepherd Village	Happy Valley, Clackamas County	Polk 2.0	Eugene, Lane County
Garden Park Estates	Southeast Portland, Multnomah County	Owens Adair Annex	Astoria, Clatsop County
Sequoia Crossing	Salem, Marion County	73 Foster	Portland, Multnomah County
Tistilal	North Portland, Multnomah County	Providence Medford	Medford, Jackson County

Thank you!

