

**Housing Opportunities Action Council (HOAC)
Ten Year Plan to Address Homelessness
DRAFT Work Plan, 17-19**

<p>Intervention Area 5: Housing</p>	<p>Overarching Goal: Expand housing options and other supports that increase persons' success in transitioning into or maintaining permanent housing.</p>
<p>Impact Indicators:</p>	
<p>Strategy:</p> <ul style="list-style-type: none"> 5.9. By July 2019, increase the supply of affordable housing in Benton County (in coordination with Intervention Area 1, Community and Organizational Systems and Policy Change). 	
<p>Problem:</p> <p>High property values and rental costs; extremely low vacancy rates in Corvallis; expansion of OSU student housing reduces availability of housing for low and moderate income households; shelter system is strained and beyond capacity; no permanent or year round location for the men or women's shelters; closing of winter shelters drives homeless into public spaces which exacerbates illegal camping; neighborhoods and businesses most impacted by homelessness are concerned and preventing placement of shelters in proximity to their homes and establishments; lack of affordable housing and access to supportive services make transitioning homeless difficult; urban growth boundaries limit growth; current annexation policy requires public vote to approve; zoning and land use and building codes discourage high density multi-level housing in residential neighborhoods; construction costs/building codes can be prohibitive for developers; no financial incentive for developers/landlords to provide lower cost housing to make up the gap in what can be procured at market rates; current Section 8 Housing Voucher Program waiting list is long; current mental and behavioral health system is inadequate to assure supportive housing services to everyone who needs them; initial promising opportunities to use Medicaid for housing related supportive services at risk due to uncertainty of Affordable Care Act (ACA) and impact on Oregon health care transformation.</p>	
<p>Milestones:</p> <ul style="list-style-type: none"> Developed local messaging and advocacy strategy to build broad-based community support for affordable housing (coordinated with Intervention Area 6, Community Integration & Neighborhood Belonging) (1.1.). 	<p>Dates:</p> <ul style="list-style-type: none"> November 2017

**Housing Opportunities Action Council (HOAC)
Ten Year Plan to Address Homelessness
DRAFT Work Plan, 17-19**

<ul style="list-style-type: none"> Expanded capacity of HOAC and community to mobilize residents, including persons experiencing homelessness or housing instability, and other public and private community leaders to advocate for policy, planning, and funding opportunities with high potential to expand housing access and affordability (1.2.). 	<ul style="list-style-type: none"> May 2018
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------

Activities	Performance Indicator	Target Date	Owner
ACTION TEAM FORMATION			
1. Convene action team composed of HOAC partners, and other agencies, community groups, and individuals interested in participating (HOAC Housing Supply Action Team).	Planning team minutes and names of participants.	July – September 2017	HOAC Housing Supply Action Team (HSAT), Willamette
2. Review, edit and approve draft work plan to guide implementation efforts and track progress, aligned with Willamette Neighborhood Housing Services’ and Habitat for Humanity’s Meyer Memorial Trust grants.	Approved Final Work Plan.		Neighborhood Housing Services (WNHS), Linn Benton Health Equity Alliance (LBHEA), League of Women Voters of
3. Designate HOAC liaison(s) to track and advocate for Corvallis Housing Development Task Force’s (HDTF) priority policy recommendations and other strategies identified through Benton County’s 2040 Thriving Communities Initiative (1.3.).	Liaison identified; # and content of public comments.		Corvallis (LWVC), Habitat for Humanity (HFH), Faith based organizations
4. Designate HOAC or other partner liaison(s) to systematically track and share other emerging local, state and federal policy, planning, and funding opportunities with high potential to impact housing access and affordability (1.4.).	Liaison identified; updated tracking sheet; \$ obtained for establishing affordable housing supply.		
MESSAGING CAMPAIGN			
5. Collaborate with WNHS to develop local messaging campaign plan using evidence based strategies tailored to local and regional needs, including development of online and print support materials.	Final messaging campaign materials.	July – October 2017	WNHS, LBHEA, LWVC, HFH, Benton County Healthy Communities

Housing Opportunities Action Council (HOAC) Ten Year Plan to Address Homelessness DRAFT Work Plan, 17-19

<p>6. Use resources developed through the 2016-17 Update to the Ten Year Plan to Address Homelessness to support development of messaging and outreach campaign (SWOT, Community Partner Map, Data Snapshot, Demographic Profiles, Key Informant Interviews, etc.).</p> <p>7. Assist WNHS with the development of a calendar of public sector housing policy review advocacy opportunities, informed by partner policy liaisons and work conducted through Action Plan activities #3 and #4.</p>	<p>Campaign informed by 2016-17 Planning Update to the 10 Year Plan.</p> <p>Final advocacy opportunity calendar.</p>	<p>November and ongoing</p> <p>November and ongoing</p>	<p>Team, HSAT, Faith based organizations</p>
COMMUNITY ORGANIZING & ADVOCACY			
<p>8. Develop capacity building training and advocacy plan to build community capacity to advocate for policy, planning, and funding opportunities with high potential to expand affordable housing.</p> <p>9. Conduct community outreach and recruitment for participation in future affordable housing advocacy trainings and other capacitation building and leadership events. Sponsor advocacy training #1 to increase skills and confidence of local community members/leaders to advocate for affordable housing.</p> <p>10. Sponsor advocacy training #2, and refine the messaging and advocacy plan in coordination with new advocates who participated in advocacy training #1.</p> <p>11. Formally kickoff and implement advocacy and messaging campaign and related strategies.</p> <p>12. In the City of Corvallis, HOAC, HSAT, WNHS, HFH, League of Women Voters, and community members advocate for policies such as the following</p>	<p>Final capacity building training plan.</p> <p>At least 50 people to attend each advocacy training; At least 50% of the active advocacy participants will be people of color, and at least 50% will be low-income.</p> <p>At least 25 training attendees becoming active participants in 3 advocacy events each (over the 2 year project period).</p> <p>Corvallis commits 100% of construction excise tax</p>	<p>September – December 2017</p> <p>January – May 2018</p> <p>May 2018 – June 2019</p> <p>Ongoing – June 2019</p> <p>Ongoing – June 2019</p>	<p>WNHS, LBHEA LWVC, HFH, Benton County Healthy Communities Team, HSAT, Faith based organizations</p>

**Housing Opportunities Action Council (HOAC)
Ten Year Plan to Address Homelessness
DRAFT Work Plan, 17-19**

<ul style="list-style-type: none"> • Commitment of 100% of Construction Excise Tax revenue to affordable housing; • System Development Charge (SDC) waiver program; • Property Tax Exemption Program; and • Actions to increase the supply of developable land. <p>13. HOAC, HSAT, WNHS, HFH, League of Women Voters, and community members advocate for strategies such as new Permanent Supportive Housing units, increased project-based rent assistance, supportive services, and mechanisms to pay for those services (Goal: at least 20 new project-based rent assisted housing units).</p>	<p>revenue to affordable housing; pilots a temporary SDC waiver program; implements a property tax exemption program; and begins a program of city-sponsored annexations that will increase the supply of developable land.</p> <p># of project-based rent assisted housing units in pre-development; # of commitments of supportive services to be paid for through Medicaid reimbursement.</p>	<p>Ongoing – June 2019</p>
EVALUATION OF POLICY SUCCESSES AND CHALLENGES		

Sector Alignment Opportunities:

- Align advocacy and planning efforts with other key sectors (i.e., employment, economic development, transportation, mental/behavioral health/substance abuse treatment, health care, public health, education, law enforcement, etc.) to maximize coordination and impact (1.5.).

Recommended HAOC Infrastructure Changes:

--