

Rural Housing Production



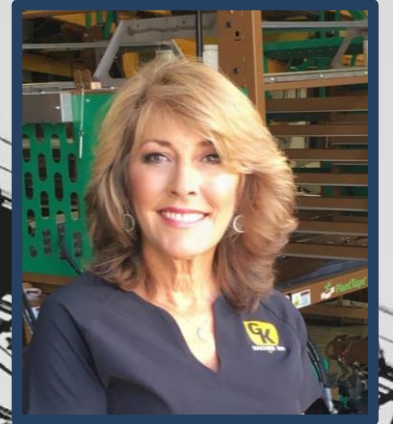
Moderator:
Ben Schonberger



Maria Elena Guerra
Farmworker Housing
Development Corporation



Steve Sanden
Bay Area First Step



Connie Lindsay
GK Machines



FHDC

A HOME IS JUST THE BEGINNING

FARMWORKER HOUSING DEVELOPMENT CORP.

For more than 30 years, FHDC has been developing leadership for stronger and more secure families and communities through affordable housing, social services, education, and economic development.



FHDC

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SINCE 1990 FHDC HAS BEEN TRANSFORMING LOW-INCOME, FARMWORKER AND IMMIGRANT COMMUNITIES IN RURAL AND URBAN AREAS OF THE MID-WILLAMETTE VALLEY.

OUR HOUSING PORTFOLIO includes 12 properties in 7 different cities and 3 different counties in the Willamette Valley.

FHDC HISTORY

- **SINCE 1990 FHDC HAS:**
 - Developed 12 affordable and supportive housing communities in 7 cities in the Willamette Valley, Oregon
 - Advocated on behalf of the wellbeing, inclusion and fair treatment of farmworkers, immigrants and low-income families
 - Created programs and community assets to support health, education, community integration and economic development
 - Formed a social enterprise **EVOLVE WORKFORCE & MULTIFAMILY HOUSING SERVICES** - 2016 to develop competent property managers and to be a trusted mission-oriented partner for culturally-specific affordable housing owners



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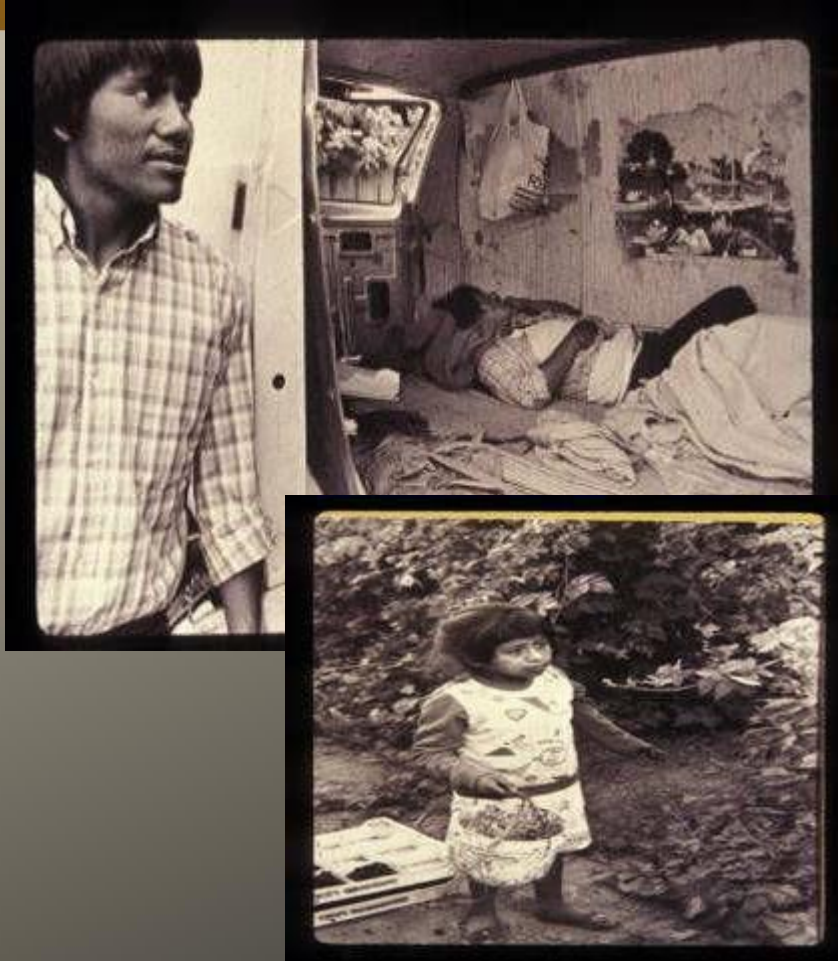
EVOLVE
WORKFORCE
& MULTIFAMILY HOUSING SERVICES



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BEFORE



AFTER



PORTFOLIO DEMOGRAPHICS

- MORE THAN 55% ARE YOUTH 0-18
- MORE THAN 85% OF YOUTH GRADUATE HIGH SCHOOL
- AVERAGE AGE: 24
- AVERAGE INCOME: \$37,502 FOR A FAMILY OF 5
- 85% BIPOC families

Housing Portfolio Overview



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Properties Description:

- 8 properties are dedicated to low-income families where 55% of head of the household's income comes from farm labor.
- 1 Property dedicated to Seniors and individuals with disabilities
- 3 Properties dedicated to housed Low-income working families

Over 2,500 total residents



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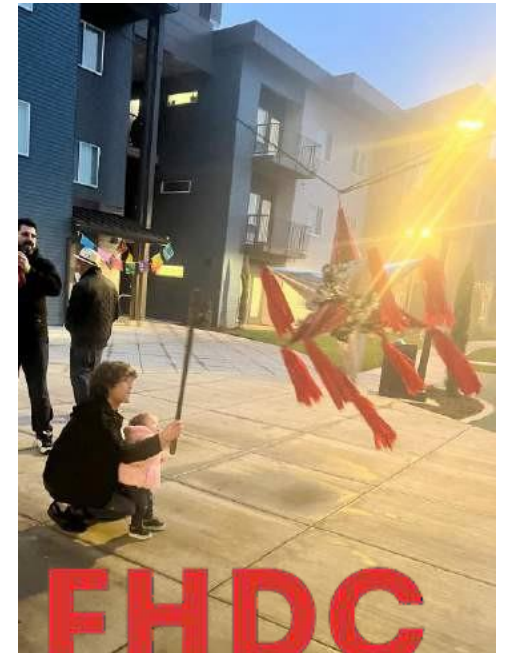
SUPPORTIVE HOUSING SERVICES

***EDUCATION:** We provide after-school and summer enrichment activities to more than 600 children throughout the year. ESL and computer classes for adults; nutrition and health classes for the entire family.

***HEALTH CARE:** On-site access to services, including dental vans and mental health services.

***FOOD SECURITY:** Working along with local food banks and using our own community gardens, we provide families with access to healthy food.

***ASSET BUILDING:** FHDC offers Foreclosure Prevention, First-time home buyer classes, IDAs, and Financial Literacy.



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Formed by FHDC in 2016 to address economic disparities among our communities by creating stable and accessible jobs and skill-based training to help workers improve their skills, income, and sense of belonging and achievement.

functions:

Providing culturally relevant services in affordable housing property management.

Developing career training to match new employees with open vacancies in affordable housing management, nonprofit community development, and related industries.



**SINCE
2016
EVOLVE
HAS:**

MANAGED PROPERTIES THROUGHOUT
NORTHWESTERN OREGON – FROM COLUMBIA
COUNTY TO LANE COUNTY

TRAINED MORE THAN 150 DIVERSE AND LOW-
INCOME INDIVIDUALS USING EQUITY LENS IN
PROPERTY MANAGEMENT

LEARNED THAT LAUNCHING A SOCIAL
ENTERPRISE WORKFORCE & PROPERTY
MANAGEMENT ORGANIZATION REQUIRES
ADEQUATE CASH FLOW AND RESOURCES,
EXPERIENCE, EXPERTISE, AND PATIENCE

RECENTLY RE-SCALED AND RECOMMITTED TO A
NEW WORKFORCE TRAINING PROGRAM
COHORT MODEL FOCUSED ON SOFT AND HARD
SKILLS, SET TO LAUNCH IN 2020



Pictured: Senior Accountant Sherry Ma and
Property Manager Jazmyn Aispuro, both
newcomers to the industry who have grown
into leadership roles with the company



Training for Equity & Accountability in Community Housing (T.E.A.C.H.)

- **BY THE NUMBERS:**

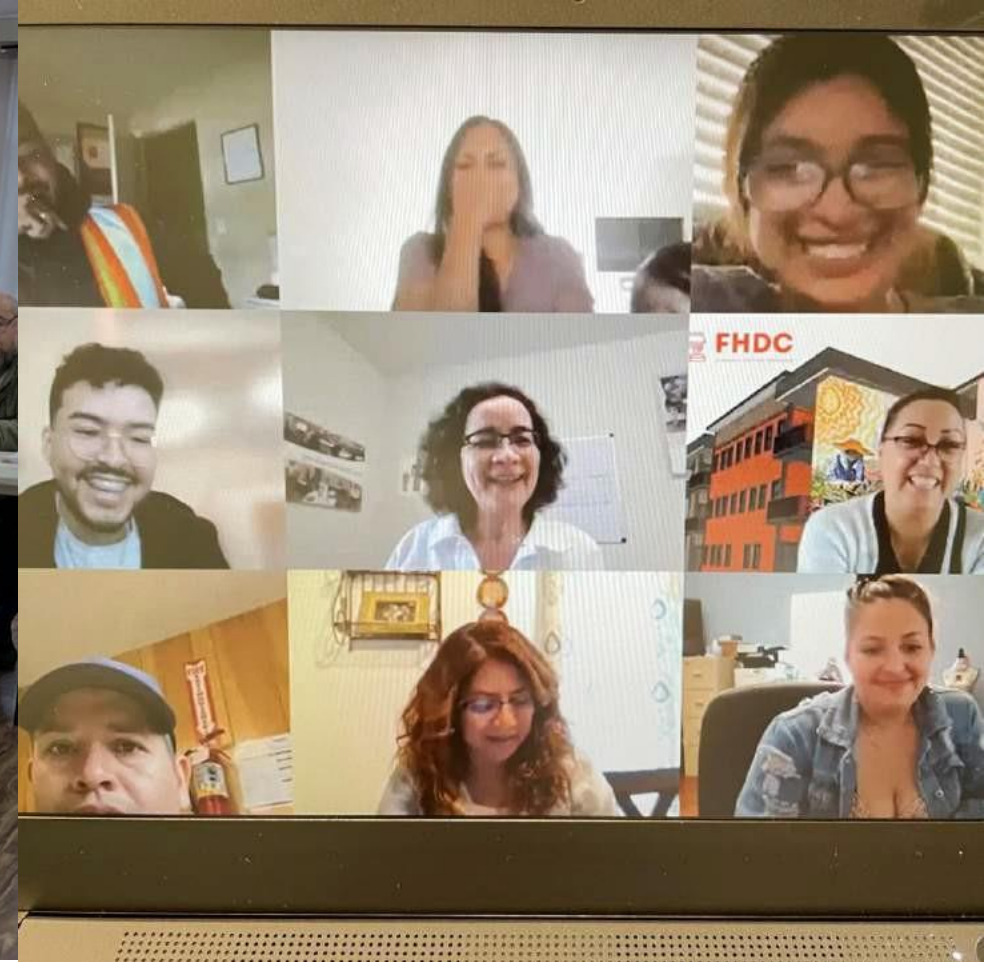
- +
 - **5 bilingual (English & Spanish) cohorts** of classes over 2 years.
 - - Current content is geared around affordable housing management fundamentals over **8 weeks**
 - **80% BIPOC participants!**
 - **CPR Certification** with 10 practicum hours on-the-job training.
 - **80%** of graduates are women
 - **85%** have a high school diploma when entering the program.

- **GROWTH**

- Hiring career coaches and expanding programs to address increasing demand in our communities for continued education and possibly additional career educational services.
- 1-on-1 coaching, career mapping, job readiness assessment, resume development, interview practice, application support, and referrals search to increase job placement.

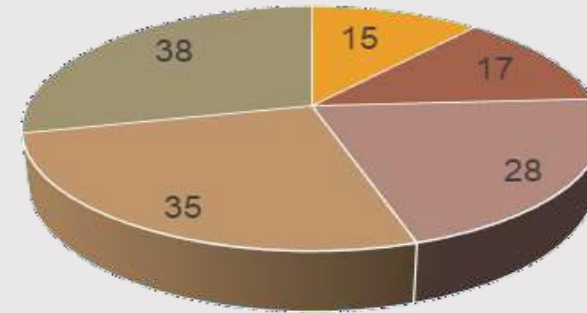
TRAINING PLATFORMS

**In person & online training: 1 on 1 and group
career coaching**



Training for Equity & Accountability in Community Housing (T.E.A.C.H.)

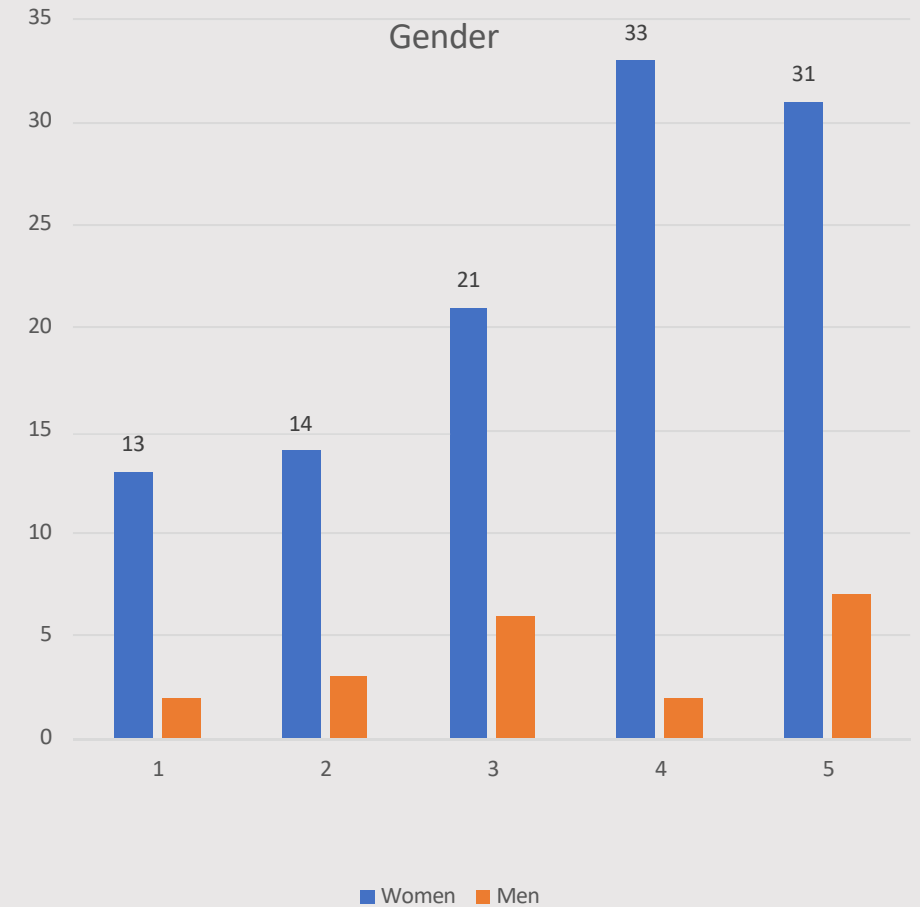
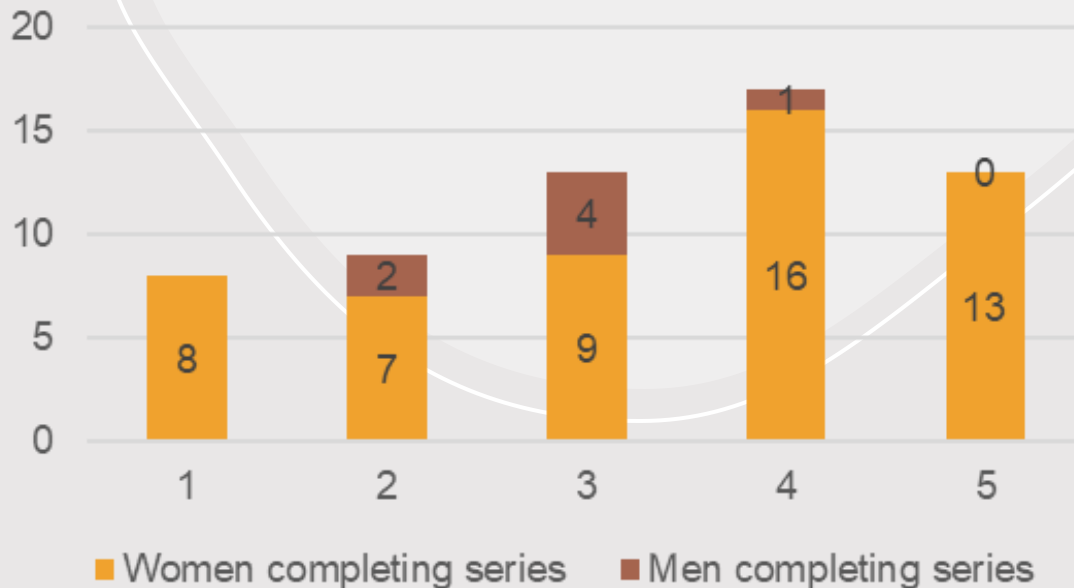
Applicants



- Cohort 1, 2021 Fall Sept. 21- Oct. 28
- Cohort 1, 2022 Jan 25 - March 4
- Cohort 2, 2022 July 5 - Aug. 26
- Cohort 3, 2022 Oct. 4 - Dec. 1
- Cohort 1, 2023 Feb. 1 - March 24

Training for Equity & Accountability in Community Housing (T.E.A.C.H.)

Completing series



Overall, **women** make up the majority of participants

High school diploma as the highest level of education obtained

Age range of participants is diverse.

Seeking a new career path or job and are using the program to learn new skills.



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ARTS & CULTURE IN HOUSING



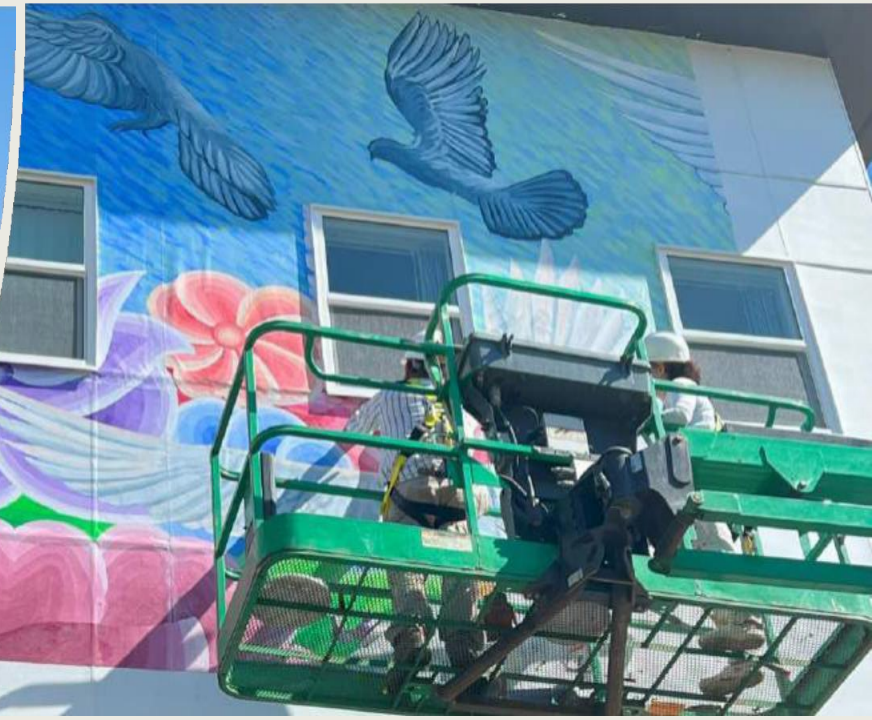


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ARTS & CULTURE IN HOUSING

- A Welcoming mural to ALL. The mural transmit how despite our differences can collaborate in peace to a lively community
- Gratitude to the essential workers, including farmworkers, as they have continued to risk their lives





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The Colonia Unidad's name

The mural concept is based on the celebration of unity and achievement. The two-panel mural has a symmetrical composition in which two trees create a bigger one. The fields from where the trees come out, are the origins of the farm labor community. The trees, painted like hands supporting each other, represent the collaboration work done by several organizations and government agencies in times when the political climate was averse to immigrants, especially to Latinos. The mural recognized the highest rate of graduation and educational achievements of the youth of the city of Woodburn in general, but in particular the success of a community when working together to improve the success of its youth.



NUEVO AMANECER

1274 Fifth Street

F-HDC





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Muralists

Hector Hernandez & Alondra Ochoa





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THANK YOU!

Maria Elena Guerra, MPD Executive Director
mariaguerra@fhdc.org

Recovery Housing

Benefits and Challenges



About me

I'm Steve Sanden, Executive Director of BAFS.

22 years ago, this month I made a big decision that changed my life!



About BAFS

We are a peer-run organization providing:

- Recovery Housing
- Peer Support
- SUD Outpatient Treatment
- Peer Certification Training
- Assisting other Peer-Run Organizations



Lakeview Village

Permanent Alcohol & Drug Free Housing

8 - 2 bedroom

8 - Studio



Sheridan

NARR Accredited Recovery Housing

16 – 24 beds



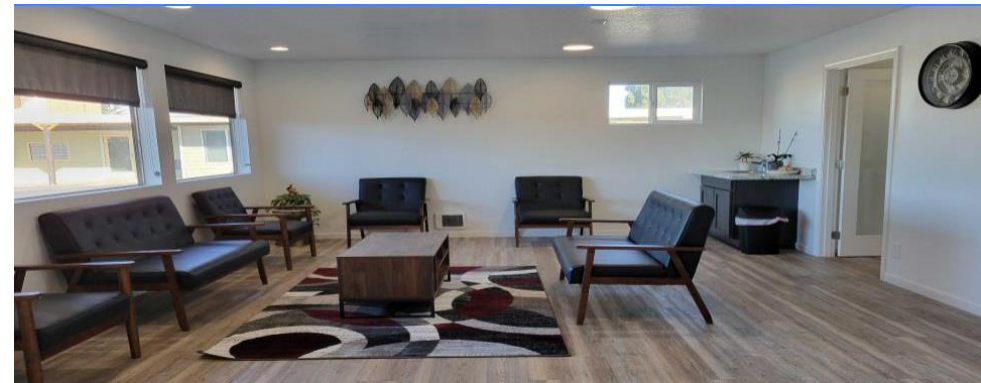
Bayview Village

42 Units NARR Accredited Recovery Housing

- 1 Stabilization
- 1 Level 2.5 Treatment
- 1 Bedroom
- Studio
- Efficiency

Restaurant converted into a Recovery Center.

Bayview Restaurant is now a Recovery Center



- Life Skills Workshops
- Clean & Sober Activities
- Mutual Support Groups
- OHA Approved Peer Certification Training



THE

Emergency Shelter soon
to be converted into NARR
Accredited Recovery
Housing



NEW – NARR Accredited
Oceanview Transitional
Recovery Housing

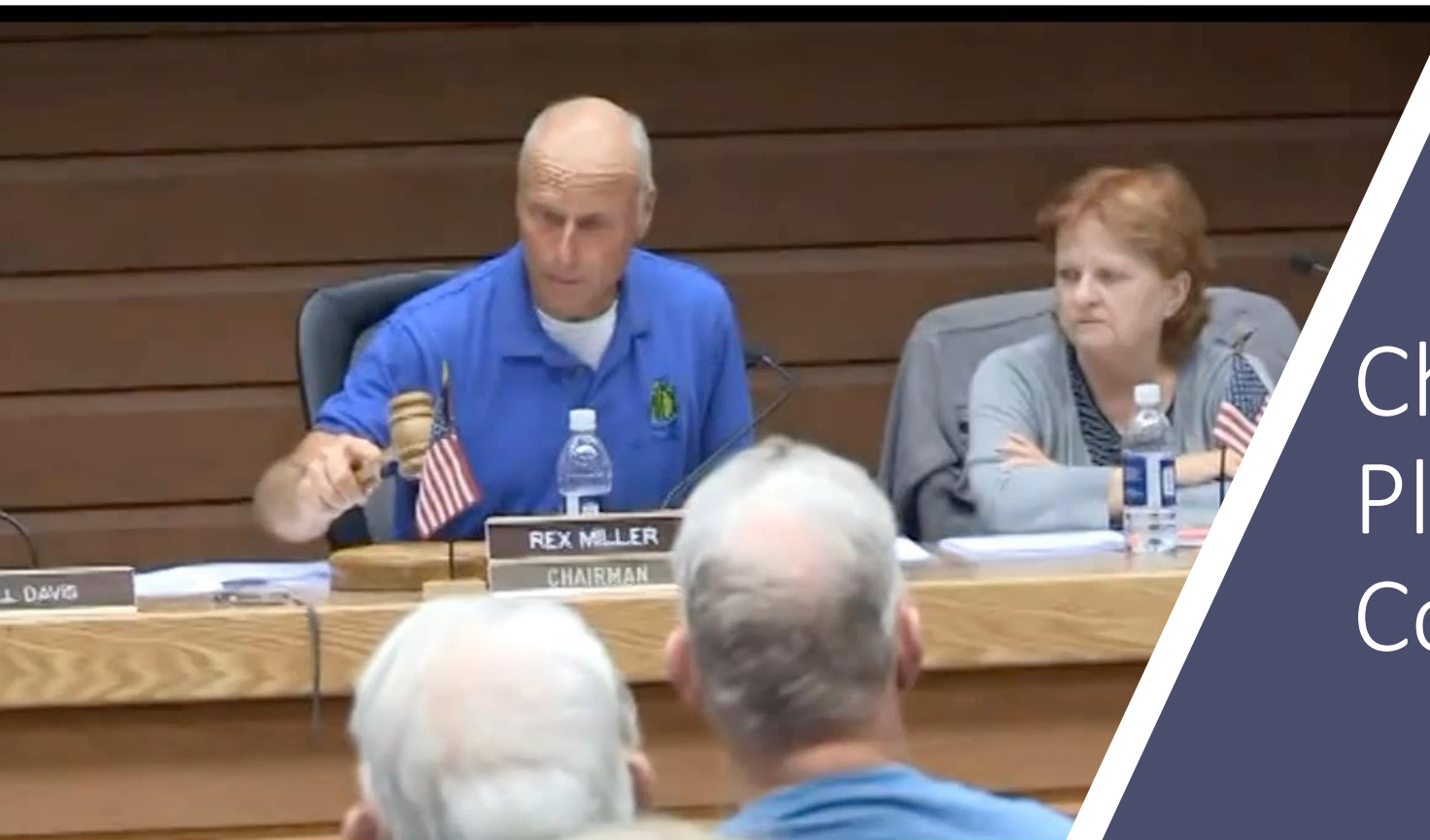
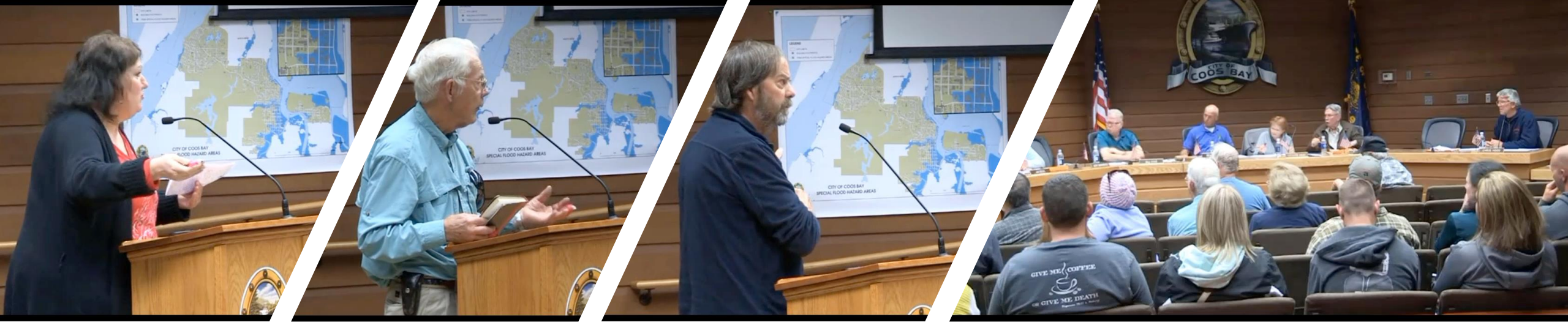
- 16 beds
- 5 baths



Ko-Kwel Wellness

New partnership with the
Coquille Indian Tribe and
the Ko-Kwel Wellness
Center

- Opens November 2024
- NARR Accredited
Culturally Specific
Recovery Housing
- 8 bedrooms
- 5 baths



Challenges - NIMBY
Planning Commissions
Coos Bay & North Bend



Bayview Village
Coos Bay

Before



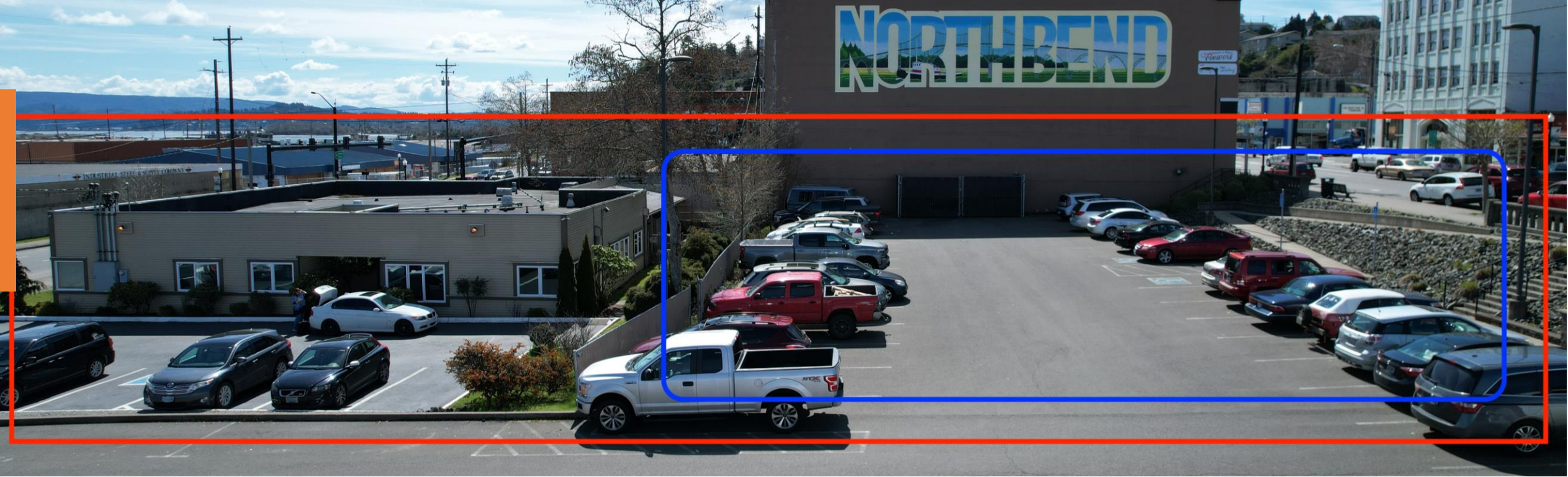
Bayview Village
Coos Bay

After



Sheridan and the City of North Bend

BAFS originally leased from Dept of Corrections & later offered to let the City use a portion of the property to create additional parking.



Sheridan and the City of North Bend

Sheridan Property leased from DOC

Area leased to City for additional parking – Previous basketball court and waling track

What is NARR Accreditation?

The National Alliance for Recovery Residences is America's largest accreditor of recovery housing. The NARR accreditation standards are utilized in 36 U.S. states, 72% of the U.S.



34 States have active or emerging NARR affiliates that credential and monitor recovery housing.

2 States have adopted the NARR standards for their state driven licensing process.

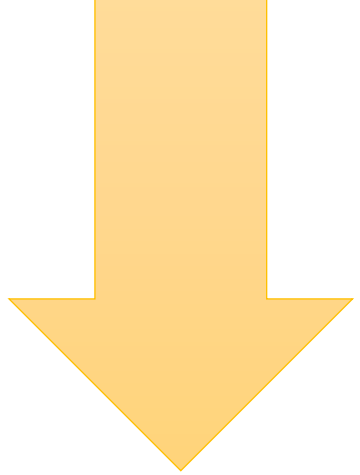
14 States have little to no standards.

The NARR Standard provides guidance for certifying effective recovery residences and incorporates the collaborative values of acute care and social models of recovery. The Standard is built on, research-based practices, the lived experience of operators and residents, and not the decisions of an external accreditation body. Resident wellness and opportunities to enhance recovery are at the forefront of the Standard.

Since the inception of the first edition of the NARR standards in 2011, affiliates across the country have been certifying safe, ethical, and quality residences. As these criteria reach a broader audience, their content has become recognized as the industry standard.

Four Domains of the NARR Standard:

- Administrative and Operational Accountability
- Physical Environment Ensuring Health and Safety
- Recovery Support Capitalizing on the Social Model of Recovery
- Good Neighbor Policies & Practices



NARR Accreditation is similar to other behavioral health accreditation bodies like CARF and JCAHO.

- NARR accreditation standards reduce fraud and increase professionalism.
- Recovery Housing is an evidence-based practice, and housing first is an evidence-based practice.
- Shared recovery housing capitalizes on peer support from the residents and is consumer driven.



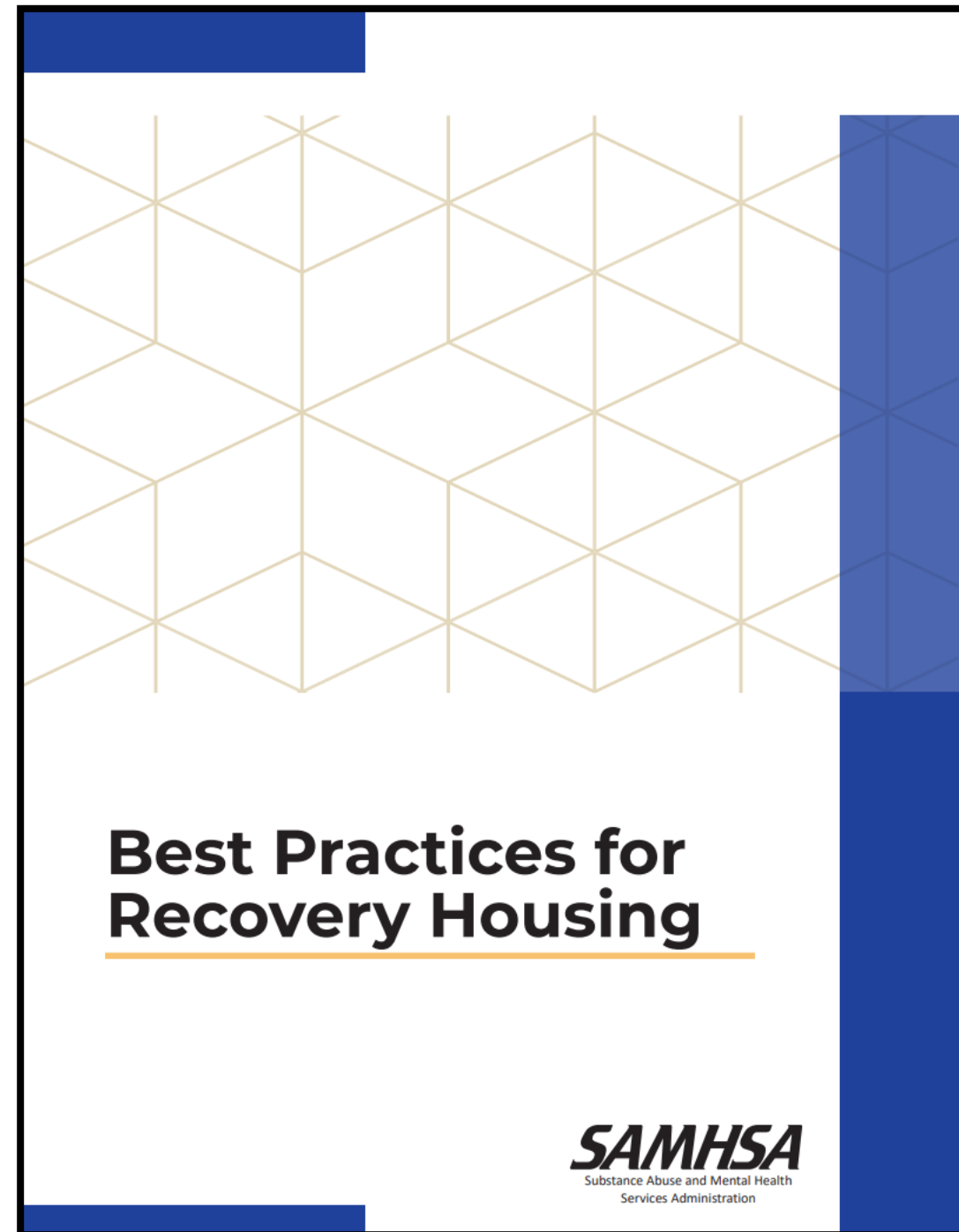
Policies & research-based best practices that facilitate resident governance, empowerment, and mutual recovery support!

Overview of Accreditation Metrics

- Use mission and vision as guides for decision making
- Adhere to legal and ethical codes and use best business practices
- Be financially honest and forthright
- Collect data for continuous quality improvement
- Communicate rights and requirements before agreements are signed
- Protect resident information
- Involve residents in governance
- Promote resident involvement in a developmental approach to recovery
- Staff model and teach recovery skills and behaviors
- Ensure potential and current staff are trained or credentialed appropriate to the residence level
- Staff are culturally responsive and competent
- All staff positions are guided by written job descriptions that reflect recovery
- Provide Social Model-oriented supervision of staff
- The residence is comfortable, inviting, and meets residents' needs
- The living space is conducive to building community
- Provide an alcohol and illicit drug free environment
- Promote home safety
- Promote health
- Plan for emergencies including intoxication, withdrawal and overdose
- Promote meaningful activities
- Engage residents in recovery planning and development of recovery capital
- Promote access to community supports
- Provide mutually beneficial peer recovery support
- Provide recovery support and life skills development
- Provide clinical services in accordance with state law
- Maintain a respectful environment
- Sustain a "functionally equivalent family" within the residence
- Foster ethical, peer-based mutually supportive relationships among residents and staff
- Connect residents to the local community
- Be responsive to neighbor concerns
- Have neighborhood courtesy rules

SAMHSA

- Federal best practices call for NARR and/or Oxford accreditation of recovery housing.
- Details research supporting Recovery Housing, and research-based best practices.



Biden White House

- LAPPA and the White House Office of National Drug Control Policy have developed “Model Legislation” (copy and paste legislation), requiring NARR and Oxford accreditation for use of public funds for recovery housing.

LEGISLATIVE ANALYSIS AND PUBLIC POLICY ASSOCIATION

MODEL RECOVERY RESIDENCE CERTIFICATION ACT

February 2021



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State and National Endorsement

- The National Council on Behavioral Health
- The Oregon Council on Behavioral Health (Heather Jefferis)

Building Recovery: *State Policy Guide for Supporting Recovery Housing*



HUD Policy Brief

- Recommends states fund both “Housing First” and “Recovery Housing”. They refer to this as “Housing Choice”.

RECOVERY HOUSING POLICY BRIEF

I. Introduction and Intent

As communities implement strategies to end homelessness, they need to be able to provide effective housing and services options for people experiencing homelessness who have diverse challenges and service needs, including substance use disorders. Those strategies should be effectively integrated within each community’s overall approach, strategies, and systems for addressing substance use. HUD’s Office of Special Needs Assistance Programs (SNAPS) funds over 1,600 projects across the country through its Continuum of Care (CoC) Program that report serving people with chronic substance use disorders, including projects funded as both transitional housing and permanent supportive housing; of those, over 600 report that they serve this population exclusively. In some cases, these programs target and focus on a specific priority population, such as families with children or persons with a history of chronic homelessness.

Recipients operate these projects with a range of philosophies and practices, varying levels of formality and accreditation, and an array of quality and achievement of outcomes. Some recipients operate their projects using *Housing First* and harm reduction practices, some are treatment-oriented transitional housing programs, some might refer to themselves as “sober-living environments,” and others refer to themselves as “Recovery Housing.” This Policy Brief focuses on sober-living and *Recovery Housing* programs and simply uses the term *Recovery Housing* throughout.

The intent of this Policy Brief is to provide clear guidance regarding the expected and effective operation of the subset of HUD-funded *Recovery Housing* programs in order to strengthen performance and improve the achievement of outcomes by these programs. Programs serving this population that are not currently operating with the practices and policies described within this brief, or do not currently meet the standards described here, should use this brief as a guide for making changes within their programs.

It is not HUD’s intent that CoC’s consider this brief as HUD’s mandate on how CoCs should prioritize *Recovery Housing* programs within the CoC. Rather, HUD is encouraging each CoC to analyze the following to inform *their* prioritization decisions:

- current inventory of housing opportunities;
- needs within its jurisdiction (geographic area);
- expressed preferences of people being served;
- performance of all programs to determine the appropriate mix of housing options and to ensure the most effective use of CoC Program resources; and
- how it can provide meaningful choice to people experiencing homelessness with substance use disorders who are in all stages of recovery.

For the purposes of this Policy Brief, HUD is defining *Recovery Housing* as housing in an abstinence-focused and peer-supported community for people recovering from substance use issues. Typically, residents choose to actively participate together in

Making the Case for Recovery Housing

- OHSU-PSU Gap Analysis reports that Oregon needs an additional 3,859 Recovery Housing Beds.
- NARR Accredited Recovery Housing is less expensive than other alternatives.
 - The average cost of recovery housing is about \$800/month
 - The average cost of housing first SROs are around \$300k-\$600k per unit
 - Transcending Hope Aid & Assist Recovery Homes are \$2,600/mo., compared to OSH at \$45,000/mo.
- Low barrier: fast wind up compared to new construction that takes years, people can get into recovery housing rapidly (sometimes within 24 hours) whereas Housing First takes much longer.
- Recovery Housing can address the homelessness crisis. In an OHA funded survey of 215 recovery houses, 46% of residents reported homelessness within the immediate past year prior to entering recovery housing.
- Recovery Housing supports individuals on Medication Assisted Treatment (Methadone or Buprenorphine). The OHA funded survey revealed 29.1% of residents were on MAT, and 56.7% were taking prescribed psychiatric medication.

Agri-hood Housing Update



Harvest Garden Homestead
A Willamette Valley Agri-hood

Harvest Garden Homestead

Layout & Design Concept



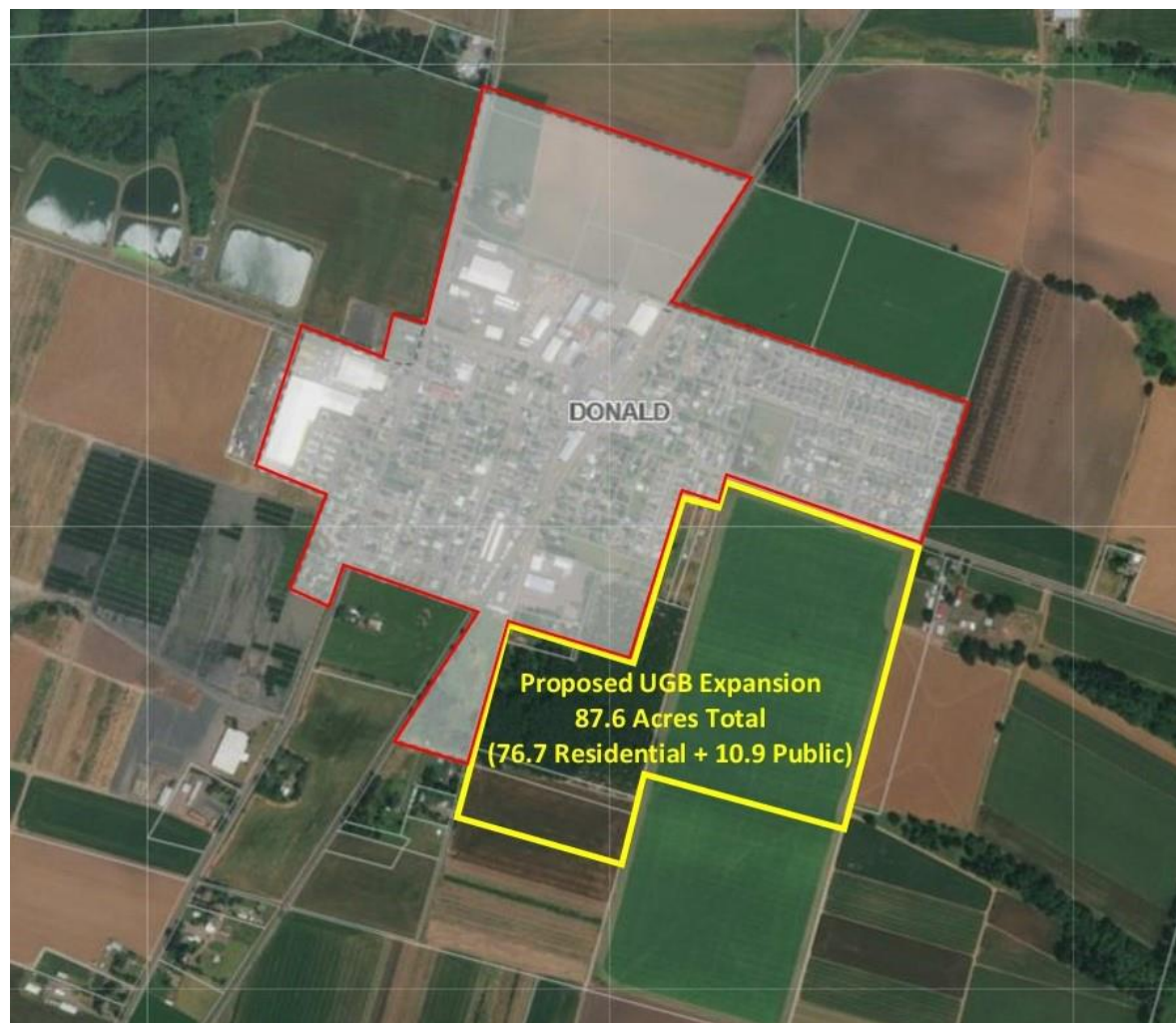
TOTAL PROJECT: 61.62 Acres

OPEN SPACE: 10.5 Acres

COMMERCIAL: 2 Acres

The UGB expansion of 86.6 acres will allow for a development of Harvest Gardens Homestead – A Willamette Valley Agrihood.

The first Agrihood of its kind in the State of Oregon.



Harvest Garden Homestead

Layout & Design Concept



TOTAL PROJECT: 61.62 Acres

OPEN SPACE: 10.5 Acres

COMMERCIAL: 2 Acres

MULTI-FAMILY UNITS: 80

HOUSING UNITS:

89 – 30 ft. lots = 30%

154 – 40 ft. lots = 52%

54 – 50 ft. lots = 18%

TOTAL: 297 Single Family Homes

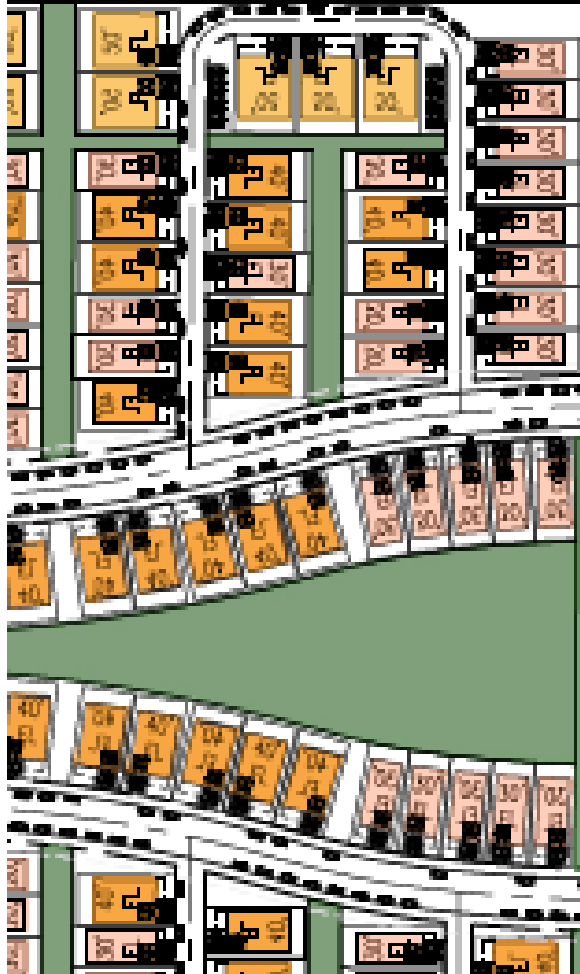
PARKING: 1188 Garage/Driveways

515 on-street parking, 5.73 per lot

GRAND TOTAL: 377 Houses/Multi-family

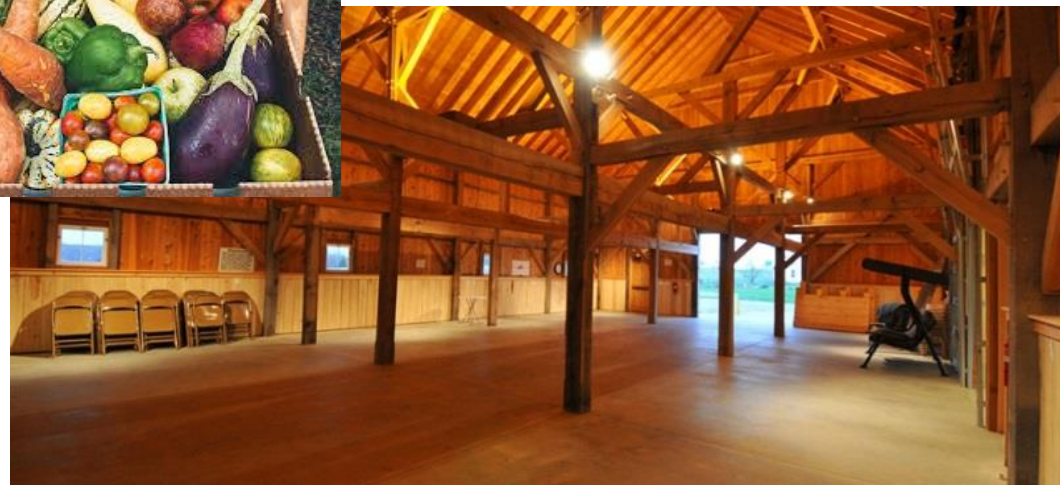
Harvest Garden Homestead

Garden – shared greenspace



Shared main garden greenspace and located on the backyard side of almost all homes in neighborhood.

Harvest Garden Homestead *Community Center*



- Farmer's Market (seasonal)
- Rentable Raised Beds
- CSA Box of Food Program
- Farm Style General Store
- Farm-to-Table Restaurant
- Meeting Space Rental

Harvest Garden Homestead *Special Events*



- Farm-to-table dinners
- Community events
- Weddings and Anniversaries
- Harvest Workshops
- Seasonal events

