

DISCUSSING AFFORDABLE HOUSING WITH ELECTED OFFICIALS CITY OF MEDFORD SAMPLE TALKING POINTS

Project Description

A local mental health clinic is partnering with an experienced supportive housing property manager and a local developer to create new permanent supportive housing. The project will create 65 1-bedroom units, a community room, and staff offices for mental health providers and social workers. The project will be a public-private investment, leveraging funds from the Low-Income Housing Tax Credit program, Federal Home Loan Bank funds, local affordable housing funds generated from the Development Excise Tax, and capital from private investors. The target tenant population is people in need of ongoing mental health services who are experiencing housing insecurity.

Jackson County Housing Insecurity Talking Points

- In 2019 [Jackson County](#) counted 712 unhoused individuals in a point-in-time count (PIT), a snapshot of homelessness taken over one night in late January.
- Data from the Homeless Management Information System (HMIS), indicates that in September of 2019, **1,712 households** were unsheltered.
- In 2019 the McKinney-Vento Act indicated that **2,252 individuals** are considered homeless – meaning that they may be couch-surfing or doubling up, but do not have a regular place to stay.
- In 2018, 1 in 3 persons (33.8%) experiencing homelessness could be categorized as chronically homeless – a person with a disability experiencing homelessness for 12 consecutive months, or over separate episodes over 3 years. In 2019 this figure was 27.5%
- In 2018, 117 homeless Veterans were counted.
- In 2018 54 homeless parenting youth were counted, (individuals ages 18-24).

Local Spending Talking Points

- In total, [Jackson County](#) has invested more than \$3 million dollars in housing and social supports.
- Emergency response personnel and programs will be less-burdened, as our facility can provide services and care to respond to acute incidences as well as ongoing needs, ultimately saving tax dollars spent on reactionary efforts that do not address individual rehabilitation. Many individuals struggling with mental health may

Project-Specific Example Talking Points

- Our proposed apartment building will provide housing to at least 65 community members with a history of housing insecurity and mental health issues. Our project will support individuals in their rehabilitation and reintroduction to society as contributing members.
- Tenants will have access to services that will help connect them to regular healthcare, medications, employment, and/or volunteer opportunities.

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- It's not unusual for neighbors to be concerned when they first hear of this type of apartment building in their neighborhood. We intend to create a neighborhood advisory committee that can look at our plans, help us consider things that will enhance the neighborhood or site, help us create opportunities for the tenants to be good neighbors – such as participating in neighborhood clean ups, in block watches, volunteer for civic events and become active in faith communities of their choice.
- We also know that sometimes neighbors think these apartment buildings will lower their property values. There are a number of independent studies that demonstrate these apartment buildings don't lower neighborhood property values. A couple of studies found immediate adjacent property values actually went up – because the apartment building was an improvement over a vacant lot, or dilapidated housing. We'd be happy to make those studies available to you.
- The key to not impacting the neighborhood values in a negative way is the architectural beauty of the building, landscaping and the long-term maintenance of the apartments inside and out. We are committed to meeting these and as I mentioned, the private investors will be tracking it closely to meet those expectations.
- We would welcome you to see some examples of this type of apartment building and meet the experienced partners. We also would welcome any suggested neighborhood association leaders, civic groups or others we should meet with to explain our proposed apartment building and to get their input or to participate on our neighborhood advisory committee.