



Oregon

Tina Kotek, Governor

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MEMORANDUM

To: Karuna Thompson, ODHS/OHA Facilities Administrator
From: Bill Foster, Chair, Capital Planning Advisory Board (CPAB/Board)
Date: July 1, 2024
Subject: ODHS/OHA's 2025-27 Agency Facilities Plan Acceptance

Karuna,

The Capital Projects Advisory Board (CPAB/Board) has reviewed ODHS/OHA's 2025-27 facilities plan in accordance with ORS 276.227. Following your Board presentation on June 14th, the Board has **accepted** your plan with the following comments:

- *CPAB appreciates your thoughtful presentation and encourages the agency to continue its efforts to right-size your long-term space needs.*

Sincerely,

Bill Foster, Chair

Capital Projects Advisory Board (CPAB)



Oregon Department of Human Services & Oregon Health Authority

2023-25 Agency Facility Plan

Capital Projects Advisory Board

June 14, 20

Agency Overview



- Mission: To help all Oregonians in their own communities achieve well-being and independence through opportunities that protect, empower, respect choice, and preserve dignity.
- ODHS Vision: Safety, Health, and Independence for All Oregonians.
- OHA Vision: A Healthy Oregon through Oregon Health Plan, Newborn Screening, Psychiatric Care, Investigating disease and food-borne outbreaks.
- Business Needs:
 - ODHS provides critical services and supports for Oregonians in the communities where they live. Five ODHS Programs provide critical services, Child Welfare, Self-Sufficiency, Aging and People with Disabilities, Developmental Disabilities and Vocational Rehabilitation.
 - OHA's programs include Public Health Division, Health Systems Division, Health Policy and Analytics. (OHA State Hospital has a separate facilities management team)
 - Portfolio Size:(Facilities/Replacement Value) 3.6 million Square Feet of Commercially leased office space in 164 offices. ODHS/OHA lease 7 DAS buildings including HSB, PSOB and the Public Health Lab in Hillsboro.
 - Funding Type: ~75% Federal funds and Grants, ~25% state funds

Planning Factors



- **Current/Future Demand:** Based on DAS guidance as well as current trends ODHS/OHS is working to reduce our footprint by 30% over the next two biennium. Additionally, based on best practice and community need focusing growth on community integrated locations verses large single government buildings.
- **Location:** ODHS offices are most effective when located near public transportation and within communities in need of social services.
- **Emergent Issues:** Due to the changing landscape of business due to remote work as well as a focus to provide equitable access to our customer base ODHS/OHA is seeking new approaches to our portfolio that focus on ease of access and “no wrong door” entry points, smaller locations that are collocated with community partners.
- **Business Trends:** ODHS/OHA aims to provide meaningful, easily accessible social services supports to people in places and ways that make sense to them – that are trauma informed, culturally respectful and accessible.
- **Strategic Opportunities:** The new landscape of remote work and pervasive access to web based services is allowing ODHS/OHA to reimagine how services meet the needs of our clients and focus on community specific supports in a way that was limited previously.



Facility Strategies

- **Master Plan Concepts:** ODHS/OHA plans to continue to reduce our footprint as leases come up for renewal. As funds allow engage in one-time buyouts of leases, and look for opportunities to “right-size” our administrative office spaces. Additionally, we plan to work with our DAS leasing partners to rethink how buildings are identified and leased based on our new interest in community embedded storefront services verses traditional large government buildings.
- **Demand Management:** New properties are leased/authorized only by an approved business case to the ODHS/OHA Joint Facilities Committee
- **Program Delivery Changes:** Due to the escalation of physical risk in our business offices ODHS/OHA facilities along with our health and safety partners are working to identify basic safety standards that will be applied to all field office buildings including: cameras, fences parking, security officers, and lobby reconfiguration to promote trauma informed care and de-escalation by design and physical safety for all.
- **Policy Implementation:** Safety and Security policy and implementation, Universal Inclusion policy development and implementation, new DAS Space Utilization guidelines.
- **Risk/Climate Change Mitigation:** Plans to include EV charging stations at new buildings, and reduction of footprint should also reduce emissions and unneeded use of

Major Project



	2025-2027 CPAB REPORT	
	DHS Major Projects Summary	
Project	Original Request	Closing Buildings
Newport - Avery BTS	\$2,913,450	120 NE Avery, Newport 119 NE 4th Newport
Milwaukie - (D-15 Business Case)	TBD	221 Molalla Ave, Oregon City 4382 International Way, Ste B 4382 International Way, Ste C
Milton Freewater	\$1,700,000	309 N Columbia, Milton-Freewater
LaPine Relocation	TBD	16493 Bluewood Place, LaPine
Warm Springs	TBD	4217 A Holiday St, Warm Springs
Portland Relocation	TBD	8129 NE Malden
<u>Totals:</u>	<u>4,613,450 +</u>	