

OREGON HOUSING AND COMMUNITY SERVICES

Accessing Affordable Rental Housing and Homelessness Resources



Kim Travis, OHCS Engagement Coordinator
Kate Allen, OHCS Technical Advisor
Mike Savara, OHCS Special Initiatives Director

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Working together to serve individuals, families
and communities throughout Oregon

Serving Oregonians across the housing continuum

HOUSING STABILIZATION



AFFORDABLE RENTAL HOUSING



HOMEOWNERSHIP



EQUITY AND RACIAL JUSTICE

Core Programs

- Energy & Water Assistance
- Weatherization Programs
- Individual Development Accounts (IDAs)
- Homeless Services Programs
- Housing Retention Programs

Core Programs

- 9% and 4% LIHTC
- Agricultural Workforce Housing Tax Credit
- Permanent Supportive Housing
- LIFT Rental
- Gap Funding
- Oregon Multifamily Energy Program
- HOME American Rescue Plan
- Housing Trust Fund

Core Programs

- Home Ownership Assistance Program
- Down Payment Assistance
- Oregon Bonds Residential Loan Program
- Oregon Homeownership Stabilization Initiative
- LIFT Homeownership
- Flex Lending
- Manufactured Home Replacement Program
- Homeowner Assistance Fund

Who do OHCS programs serve?

Individuals and families who struggle to access affordable housing, mainly those living below Area Median Income. This includes:



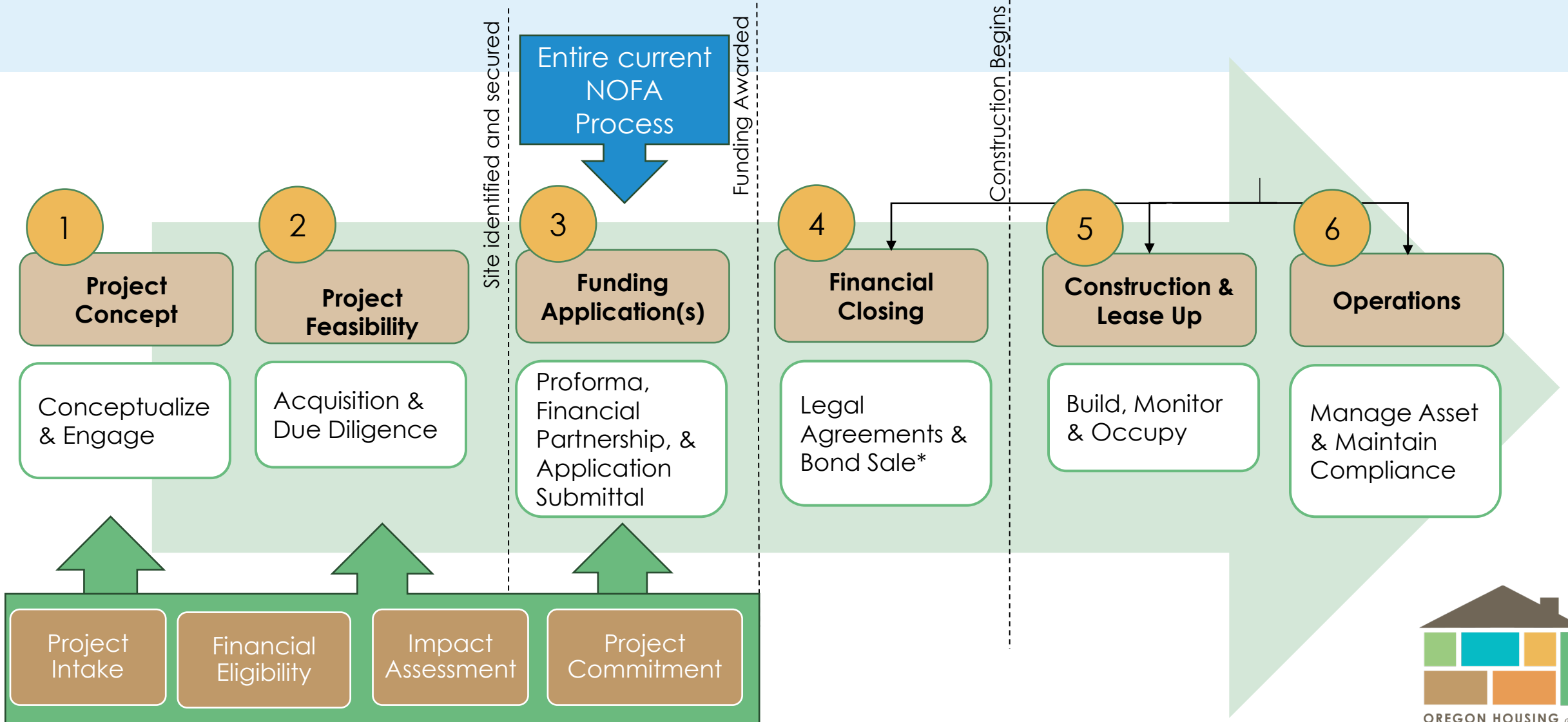
Affordable housing = 30% or less of gross income spent on housing

Resources for you

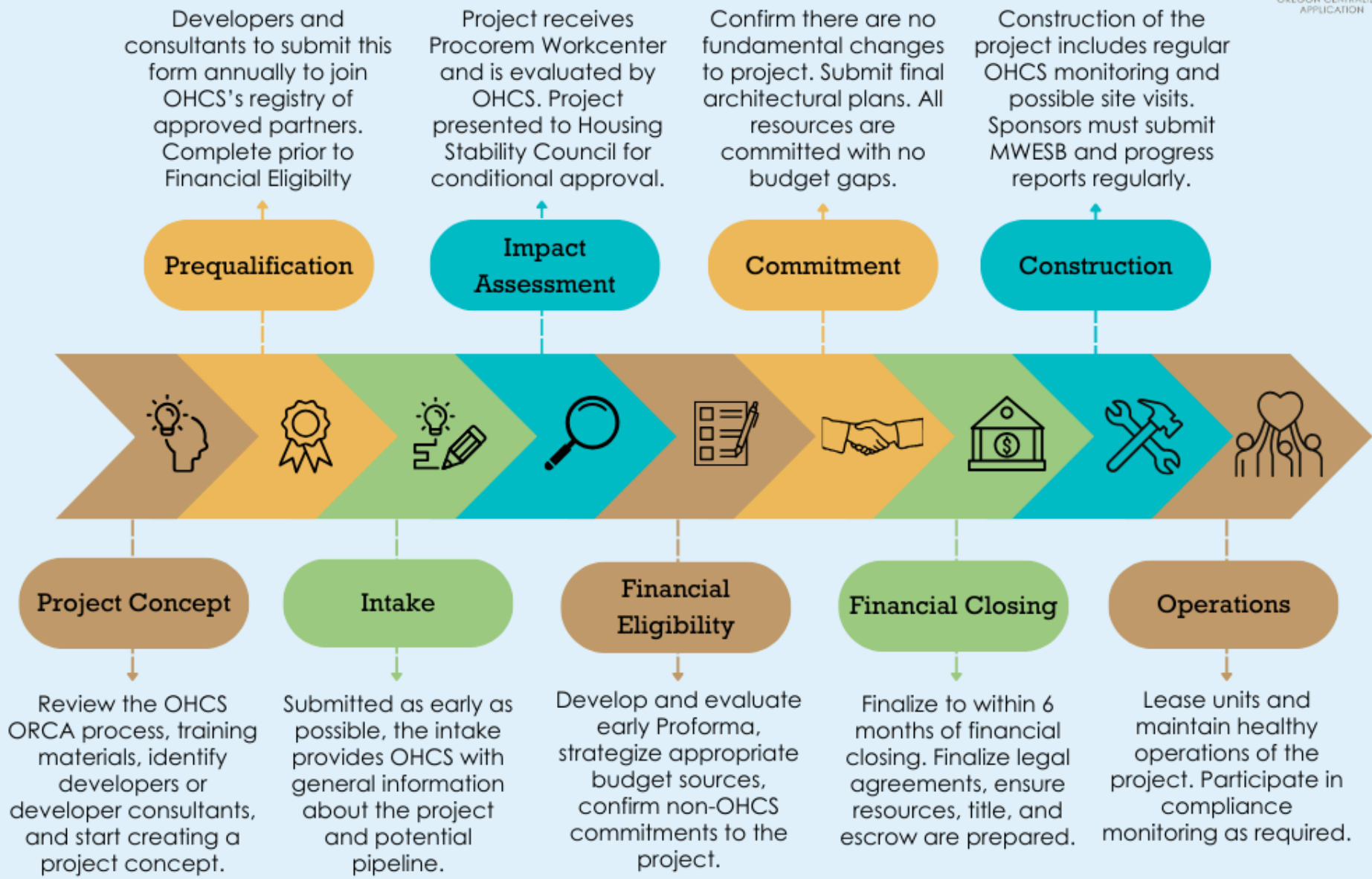
- OHCS Affordable Housing Partners Database
 - OHCS created a database with high-level information about who's who in affordable housing development to help support connections to local communities
- Oregon Affordable Housing Inventory
 - The properties in this inventory come from the following agencies and organizations: OHCS, HUD, USDA, Metro, all 20 of Oregon's Housing Authorities, and many county and city governments. This is meant to be a comprehensive inventory of all affordable rental housing with income or rent restrictions in the state and every effort has been made to delete duplicates.



Reconfiguration of OHCS Funding Process



OHCS Funding Process



Step 1: Intake

The intake step includes a general overview of the project vision and the partners involved. This includes a preliminary site assessment, early project-specific details, population served, an initial estimate of resource needs, and pre-development funding eligibility.

Relevant for cities:

- Developer is submitting preliminary information about site control, zoning, infrastructure planning and permit timelines



Helping projects get ready to apply

- Technical Advisors
- Capacity Building
- Predevelopment
- Land Acquisition

Step 2: Impact Assessment

Application tasks can now be completed including submitting the initial project proforma, refining the project concept, identifying project partners, and more.

Relevant for cities:

- Building and Location Evaluation
- Required Zoning, Permitting and Infrastructure Details



Project Evaluation Standards: Building and Location

Translated and
updated from
scored
elements of
NOFA process

- Locations must meet **one or both** of the following:
 - Meet two Opportunity Area criteria:
 - Walkable,
 - Near parks and public spaces,
 - Near grocery store,
 - Near transit,
 - Near or co-located childcare,
 - Near high quality schools.
 - Be classified as “high risk” on OHCS’ Anti-Displacement Index

Project Evaluation Standards: Building and Location

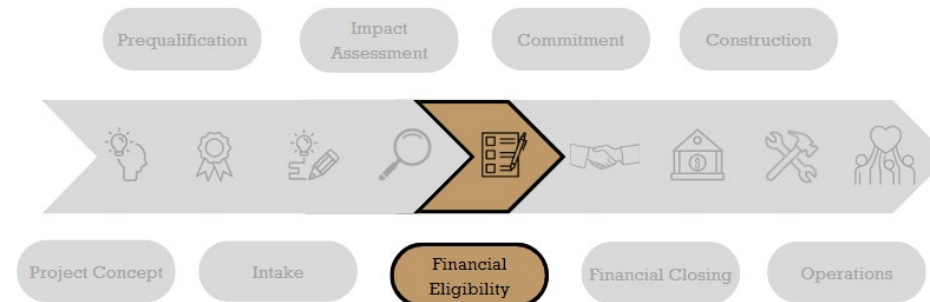
Traditional
Thresholds
translated from
NOFA process

- **Permit** strategy that includes contact with jurisdiction
- **Site control**: must provide evidence of site control (deed, purchase and sale agreement, option to purchase, option for long-term lease, etc.)
- **Zoning** in place: must be properly zoned
- **Architectural** plans: provide initial conceptual site plan and project description, followed by conceptual floor plan and elevations and then permit-level drawings.
- **Environmental** reports: completion of federally required reports or provide a plan/timeline.
- **Infrastructure** readiness: include timing and plan for infrastructure (stormwater, water, sewer, etc.) needs.

Step 3: Financial Eligibility

The Housing Stability Council has approved and the project is ready to proceed with refining the proforma, developing operating budgets, confirming financial sources, and submitting site documentation.

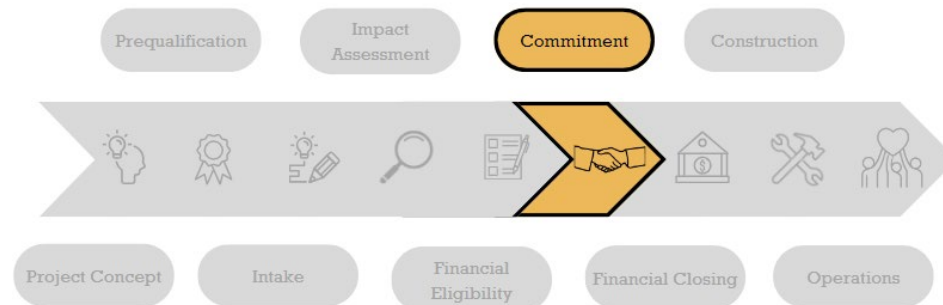
Final decisions are made to determine which OHCS resources will be allocated to the project.



Step 4: Commitment

In the Commitment step, applicants will submit final architectural plans, proforma, and cost estimates as well as permit approval, and secured investor commitments.

This step locks in a commitment of funding.



2024 Centralized Resource Offering

	Totals	Resource Types
General Development Capital	\$320,057,704	Includes LIFT & HOME
PSH Capital	\$94,437,884	Includes PSH & HTF
Preservation Rental Capital	\$40,000,000	Includes Preservation Funding & GHAP
	<i>Physical and Financial Risk of Loss</i> \$30,000,000	
	<i>Properties with Federal Project Based Rent Assistance Risk of Loss</i> \$10,000,000	
Manufactured Park Preservation Capital	\$10,000,000	Includes Preservation Funding
Tribal-dedicated Capital	\$30,000,000	Includes GHAP & HDGP
Veteran-dedicated Capital	\$30,000,000	Includes GHAP
Ag. Worker Housing-dedicated Capital	\$10,000,000	Includes Ag Worker Housing Grant Program
Total Capital Available	\$544,495,588	
<i>LIHTC Pairing (4% Credit)</i>	<i>\$0</i>	<i>No LIHTC available in 2024</i>
<i>LIHTC Pairing (9% Credit)</i>	<i>\$0</i>	<i>No LIHTC available in 2024</i>
<i>Ag. Worker Housing Tax Credit</i>	<i>\$12,660,000</i>	<i>Includes Ag Worker Housing Tax Credit</i>
<i>Oregon Affordable Housing Tax Credit</i>	<i>\$18,000,000</i>	<i>Includes OAHTC</i>
Total Credits Available	\$30,660,000	

Set-Aside Recommendations

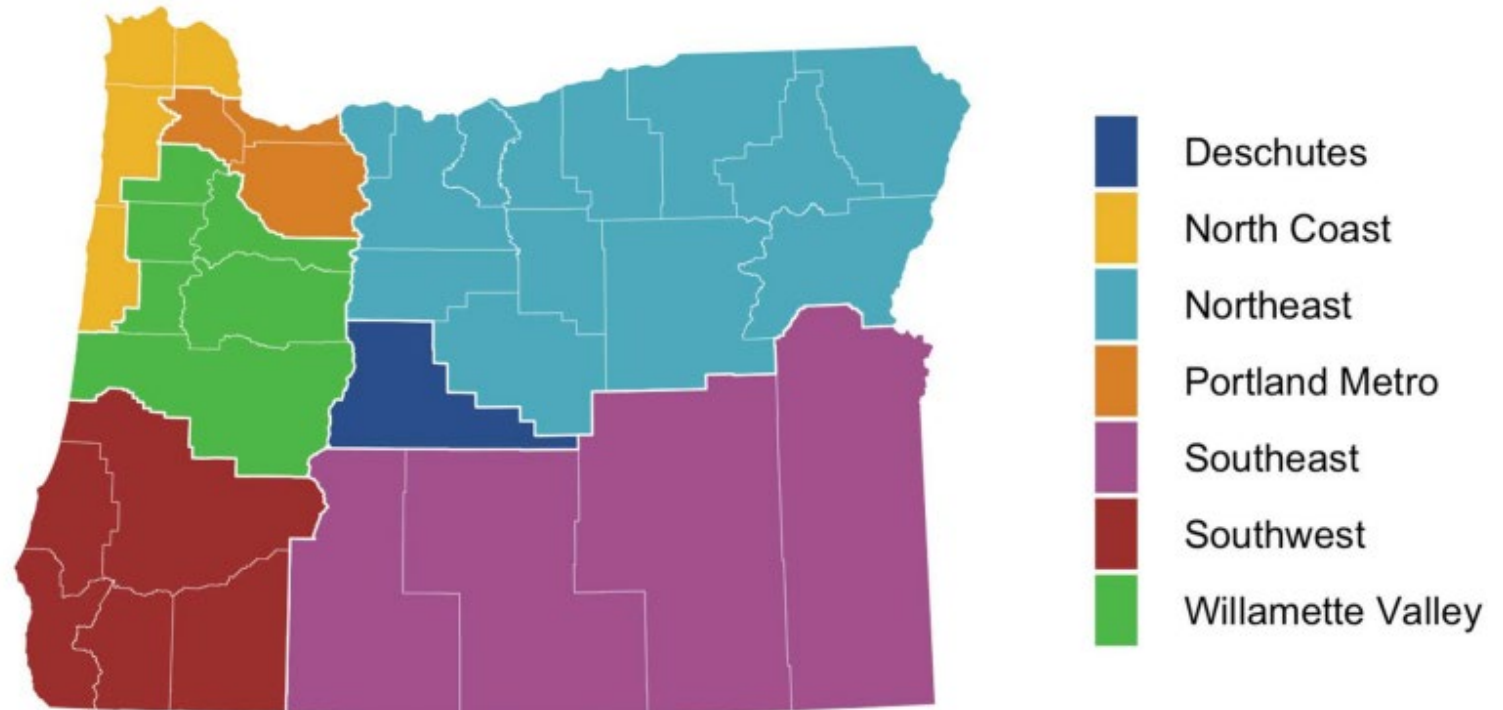
- **Organizational Set-Asides 25%** *approximately \$134.9 million*
 - dedicated access to Culturally Specific Organizations and
 - Non-Profit development in Rural Communities.
- **Geographic Set-Asides: 75%** *approximately \$408 million*
 - three regions across the state.

	Oregon Housing Needs Analysis Underproduction	Housing Burdened BIPOC Households	<i>equal weight of the two factors</i>
Eastern	17%	13%	15%
Metro	35%	44%	40%
Western	47%	43%	45%



Geographic Set Asides

- Eastern: 15% (approx. \$61 million)-
Deschutes, Northeast, Southeast
- Metro: 40% (approx. \$163 million) -
Portland Metro
- Western: 45% (approx. \$184 million) -
North Coast, Southwest, Willamette Valley



February 28, 2024

Homelessness Resources



Mike Savara (he/him)
Special Initiatives Director



EO 23-02 and Balance of State goals

Create **600** new shelter beds & rehouse **1,200** households by **January 10, 2024** in EO 23-02 regions.

Prevent homelessness for **8,750** households by **January 10, 2024** statewide.

Create **100** new shelter beds & rehouse **450** households by **June 30, 2025** in Balance of State.



Rehouse at least **1,200 unsheltered households** in emergency areas

Add **600 low-barrier shelter beds** in emergency areas



Prevent **8,750 households** from becoming homeless statewide



Rehouse at least **450 unsheltered households**

Add **100 low-barrier shelter beds**



Achievements



1,047 low-barrier shelter beds created,
surpassing the original goal by 447 beds (175%)



1,426 households were rehoused,
exceeding the original goal by 226 households (119%)



9,023 households prevented from homelessness,
exceeding the original goal by 273 households (103%)

Regional Highlight – Malheur County

- Using MAC Group structure to boost collaboration
- Monthly meetings to discuss wraparound services, prevention, and how to address issues that arise

“The Housing Authority has provided four folks in our rapid rehousing units with jobs and benefits. Three parent households with an active CPS case reunited with their children, and one family secured a voucher, moved into permanent housing, and will have this assistance for as long as they qualify. Currently, we have over 20 kids ranging from newborn to 17 years of age who were once homeless and are now residing at Turnkey with their families. This collaboration has been successful, and we are striving to see folks become successful individuals in our community and not revert to homelessness.”

Clackamas County approved 20 grants, totaling more than \$7.2 million to support a range of homeless services across 11 cities.

Intended to:

- improve coordination and collaboration,
- increase geographical distribution of services,
- support local leaders in tailoring approaches to addressing housing insecurity and homelessness that best suit their communities

Clackamas County City Initiative

Executive Order 24-02

- On Jan. 9, 2024, Governor Kotek signed Executive Order (EO) 24-02 to:
 - **Maintain** the added capacity to the state's shelter system;
 - **Rehouse** additional households experiencing homelessness;
 - **Prevent homelessness** for additional households;
 - **Merge and extend** EO 23-02 and EO 23-09.



EXECUTIVE ORDER NO. 24-02

MERGE AND EXTEND EXECUTIVE ORDER 23-02 and EXECUTIVE ORDER 23-09

In response to significant increases in unsheltered homelessness in the State of Oregon, Governor Kotek declared a homelessness state of emergency on January 10, 2023, in Continuum of Care regions that experienced an increase in unsheltered homelessness of 50% or greater between 2017 and 2022.

The federal government created the Continuum of Care program to promote a community-wide commitment to end homelessness. The program provides funding to state and local governments and nonprofits to rehouse and provide services to people experiencing homelessness. The federal government has recognized eight Continuums of Care (CoC) across Oregon, that cover the entire geography of the state. These CoC regions directly receive federal resources to address homelessness and play a critical role in coordinating funding and services toward ending homelessness within each service area. Oregon's eight CoC regions are: Eugene, Springfield/Lane County; Portland, Gresham/Multnomah County; Medford, Ashland/Jackson County; Central Oregon; Salem/Marion, Polk counties; Hillsboro, Beaverton/Washington County; Clackamas County; and the Balance of State. Three CoC regions are located within the Portland Metro region: Portland, Gresham/Multnomah County; Hillsboro, Beaverton/Washington County; and Clackamas County (collectively, the "Metro region"). For the purposes of evaluating changes in unsheltered homelessness over time, the data for the Metro region has been combined for reporting in this Executive Order.

At the time of the emergency declaration EO 23-02 on January 10, 2023, the most recent data available was the 2022 Point in Time Count (PIT), which estimated the number of people experiencing homelessness on a single night in January 2022, almost a full year prior. The 2022 PIT estimated that:

- The number of people experiencing homelessness in Oregon had increased by 29% since 2017;
- An estimated 18,000 people were experiencing homelessness across the state;
- From 2017 to 2022, there was a particularly dramatic increase in those who were experiencing unsheltered homelessness, increasing by 39%;

Oregon Rehousing Initiative (ORI)

- **\$39 million** from SB 5701 to be used for a **statewide rehousing program**, including longer term rental assistance.
- **Housing placements made by June 30, 2025**, with funds expended through the 2025-27 biennium to allow for up to 24 months of rental assistance per household.
- Grantees include:
 - ten MAC Groups named in EO 24-02
 - 13 Local Planning Groups across the Balance of State
 - 25% set-aside for Culturally Responsive Organizations
- Goal of having agreements executed by the end of May

Sustaining Efforts

- Funding from SB 5511 will sustain investments through the biennium and support newly-added shelter beds, street outreach, unit access, long-term rental assistance, and homelessness prevention efforts:
- **\$65 million** to MAC Groups **to sustain shelter, unit access and street outreach.**
- **\$39.7 million** to CoCs in EO regions **to provide long-term rental assistance and services** to individuals rehoused through emergency response funds.
- **\$55 million to prevent homelessness for additional households**, with 30% set aside for culturally specific partners to be distributed statewide.



Questions?

Please sign up for OHCS e-news

Thank you!

Kim.travis@hsc.oregon.gov

kate.allen@hcs.oregon.gov

Mike.savara@hcs.Oregon.gov

