

Housing Production Advisory Council

March 17, 2023

Existing Housing Production Recommendations

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Building Codes Division

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Introduction to Building Codes Division



Creating the foundation for safe, efficient, affordable buildings in Oregon.

- Support 7 governor appointed, senate confirmed boards
- Adopt and administer the state building code
- Resolve code disputes
- Assist local government building departments, and provide building inspection services where locals don't
- Issue plumbing and electrical licenses
- Train and certify inspectors, plans examiners, and building officials
- Host and support ePermitting software
- Perform manufactured home and prefabricated construction inspections

Building Codes Division Recommendations

- Building Department Administrative Improvements
 - Identifying and scaling best practices
 - Leveraging technology
 - Fund dedication
- Building Department Workforce
 - Grow the pool of professional plans examiners, inspectors, and building officials in the state
 - Increase efficiency with cross training, technology, and mutual aid
 - Explore state role in targeted affordable housing projects

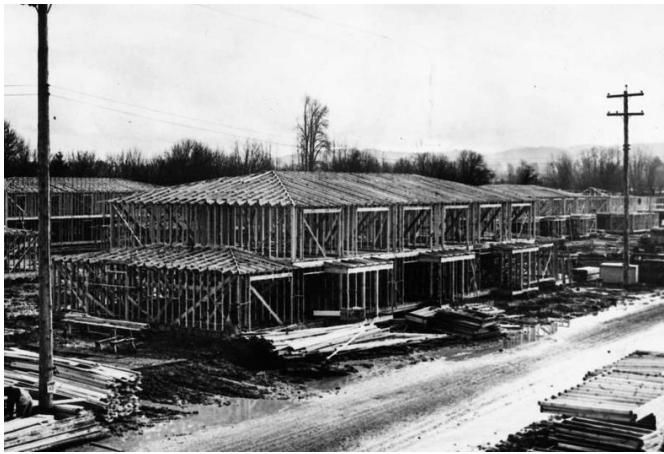
Building Codes Division Recommendations

- Removing barriers to building smaller & denser
 - Considering inherent energy efficiency of smaller homes
 - Exploring improved processes and hand offs for denser building and adaptive reuse
- Federal Funding Opportunities
 - Use the council to coordinate agency alignment and a communication strategy for federal funding opportunities
- Construction Workforce
 - Grow the pool of skilled electricians and plumbers in Oregon
 - Identify and deploy tools for skilled workers to spend more of their time on their craft and less on process/paperwork requirements



Questions?





OREGON HOUSING *and*
COMMUNITY SERVICES



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Oregon Housing Needs Analysis (OHNA) – Appendix B: Follow Up Policy Work

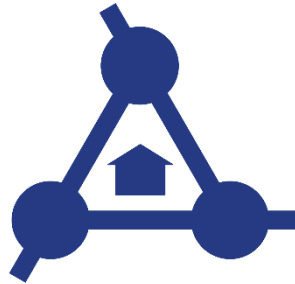
Housing Production Advisory Council

Meeting 2

March 17, 2023

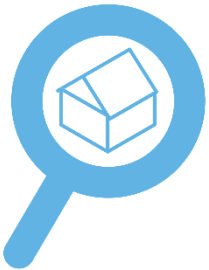
Mari Valencia Aguilar, Housing Planner
Thea Chroman, Housing Planner

OHNA Process: What We Heard



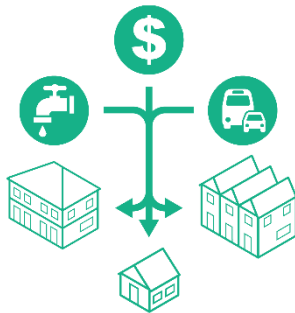
Partnership

- Capacity building, especially in smaller communities
- County and regional collaboration
- State coordination and support on housing



Accountability

- Local solutions with state guidance, direction, and support
- Tools, resources, and messaging to support communities



Investment

- Flexible funding is essential for production
- Infrastructure, site preparation, and resilient communities

OHNA: Continuing Policy Work

- Items not included in HB 2001A (2023 Session) for HPAC consideration

**Recommendation 2: Build what's needed,
where it's needed**



2.1) Fund housing the market would not produce on its own

**Recommendation 3: Commit to working
together with urgency**



3.1) Coordinate state agencies on housing production



3.2) Organize continuing policy work to support production

OHNA Appendix B: Follow-up Policy Work

OHNA Recommendation 3.2 – Organize continuing policy work to support production

- Issue themes raised by stakeholders in [Appendix B](#):
 - A. Decrease barriers to production and affordability (8)
 - B. Increase homeownership and housing stability (4)
 - C. Increase accessibility & housing choice for people with disabilities (3)
 - D. Support Oregon’s nine federally recognized Tribes and their members (4)
 - E. Affirmatively Furthering Fair Housing (6)



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Questions

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Affordable Housing Development Resources

Natasha Detweiler-Daby, Director Affordable Rental Housing Division
Oregon Housing & Community Services

Housing Production Advisory Council
March 17, 2023



Statewide Housing Plan: Progress on priorities



Equity & Racial Justice



Homelessness

86% of households served are stabilized in housing for six months or longer.



On track



Permanent Supportive Housing

Funded over 1,200 units of permanent supportive housing.



Complete/
Will exceed



Affordable Rental Housing

Increased existing pipeline of affordable rental housing by 20,624 homes.



On track



Homeownership

Assisted 1,568 households in becoming successful homeowners.



In progress



Rural Communities

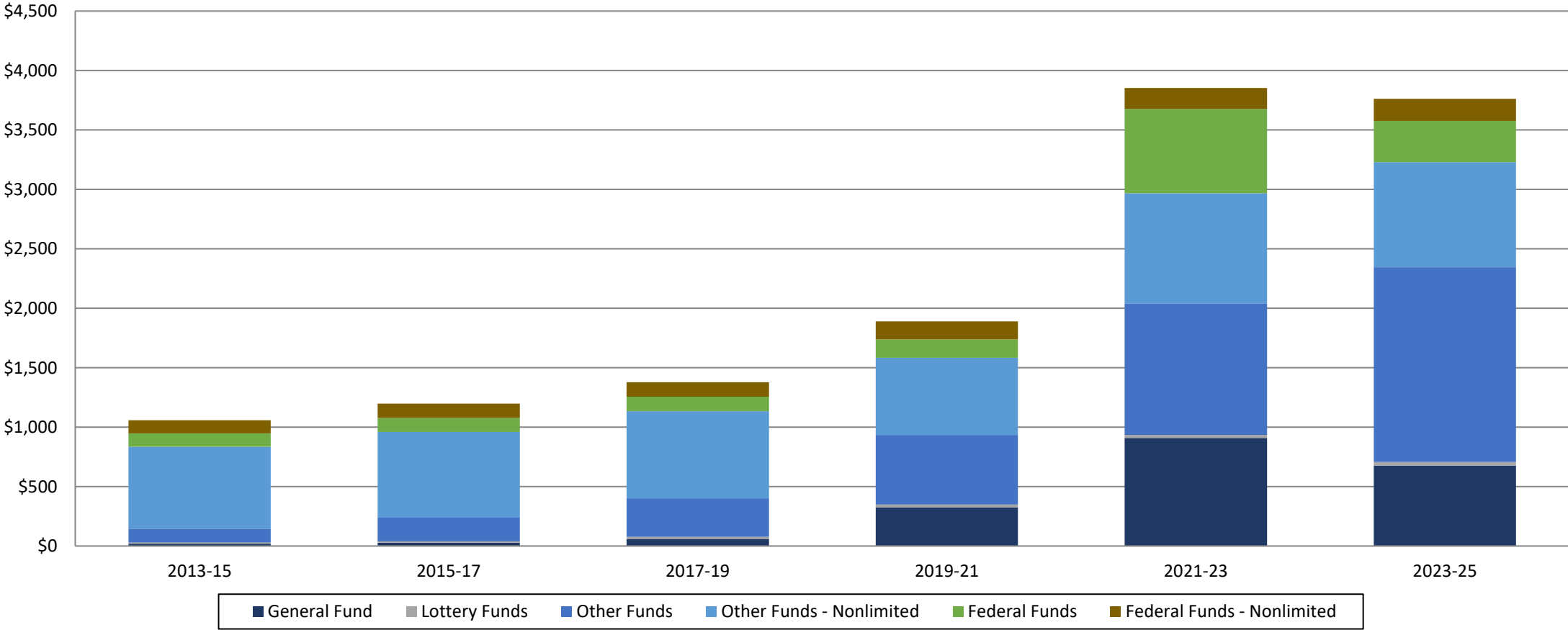
Funded 3,612 affordable housing units in rural Oregon.



Complete/
Will exceed

10 years at a glance

OHCS Agencywide Funding (in millions)

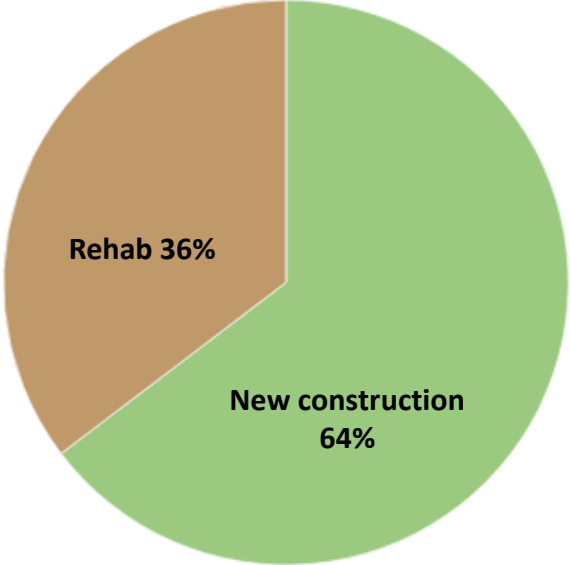


Developing and preserving homes

Goal: Add 25,000 homes to the Affordable Rental Housing Pipeline



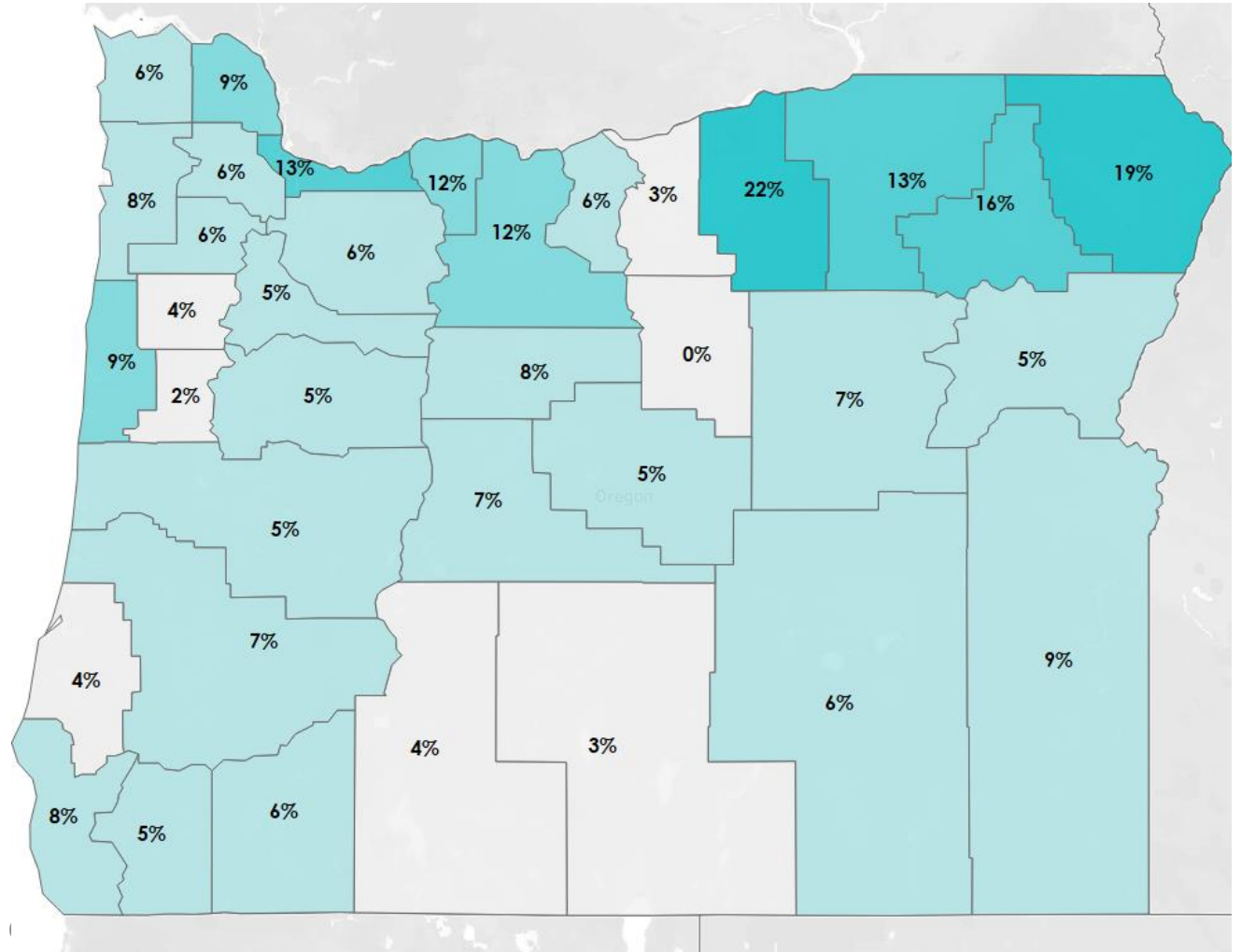
- In 2 years:
- 8,954 homes approved for funding
 - 27% in rural Oregon



OHCS-funded homes as a percentage of total rental homes

- 610,000 renter occupied housing
- 48,087 of those are active, OHCS funded properties (14% increase from last biennium)
- 8% of total stock

OHCS portfolio dashboard online [here](#)



Affordable Rental Housing Perspective

- Production:
 - Need to expedite and facilitate housing that meets community need
 - Culturally responsive
- Assets of Quality:
 - Will serve community and perform long-term
 - Catalyst for community and economic growth
- Sustainability & Impact:
 - Economic
 - Racial Justice
 - Climate
 - Education

Affordable Rental Housing Fund Offerings

Color Key: **Project Sponsor / Developer** (Orange), **Community Engagement / Residents** (Teal), **Owner / Operator** (Purple), **Local Municipality / Jurisdiction** (Grey), **OHCS Affordable Rental Housing Division** (Dark Blue)



- Competitive
- Early Funding
- Customized Offerings aligned with Policy Objectives
 - Permanent Supportive Housing
 - New Units
 - Small Projects
 - Veterans

Affordable Rental Housing Finance Programs

- Article XI-Q Bonds:
 - LIFT Rental with 4% LIHTC
 - LIFT Rental without 4% LIHTC
 - Permanent Supportive Housing
- General Housing Account Program (GHAP)
 - 25% dedicated for Veterans
 - 6% for Capacity
- Housing Development Grant Program (HDGP)
- Preservation; Manufactured Park Preservation
- Oregon Affordable Housing Tax Credits (OAHTC)
- Agricultural Workforce Housing Tax Credits
- Oregon Rural Rehabilitation
- Land Acquisition Program
- 9% Low-Income Housing Tax Credits (LIHTC)
- 4% LIHTC with Private Activity Bond
- HOME
- National Housing Trust Fund (HTF)



Photo: Groundbreaking of Marylhurst Commons

Affordable Rental Housing Trends

- Private Activity Bond / 4% LIHTC constraint
 - What do economies of scale look like without tax credit / equity leverage?
- Increasing & Volatile Costs:
 - Materials
 - Labor
 - Interest Rates
 - Insurance Rate Increases
- Demand for technical assistance across Oregon communities
- Need for capacity investments to support advancing racial equity goals and objectives; including COBID certified MWESB contractors and sub-contractors

Affordable Rental Housing Actions

- Expansion of funding tools to further impact given constraint of Private Activity Bonds
 - 501c3 Bonds – existing tool OHCS looking to expand use of
 - Private Activity Bond recycling – ability to recycle short term use of bonds; does not generate a 4% LIHTC but is lower interest rate; have piloted though broader use would require bridge financing for OHCS
 - State Low Income Housing Tax Credits – many other states have this state tax credit to provide another equity investment into projects
 - Oregon Affordable Housing Tax Credit (OAHTC) evaluation to secure 80% AMI affordable rental housing

Affordable Rental Housing Actions

- Reframe Funding Strategies:
 - Focus on Funding at Readiness to avoid impacts of cost volatility
 - Align and coordinate Resources to support Shovel Ready projects
 - Pivot NOFA scoring metrics to minimum threshold evaluation
- Foster and Support Development Pipeline:
 - Pre-development Resources
 - Technical Advisors
 - Capacity Financial Investments; Expand BIPOC Development Partners
- Expedite Delivery of Resources:
 - Legal Document / DOJ process
 - Open or Consolidated Fund Offering for Readiness
 - Bridge Funds



Comments? Questions?

Natasha Detweiler-Daby, Oregon Housing and Community Services

2022 OREGON TALENT ASSESSMENT

Presented by Sam Thomas (he/him)
Workforce Program Analyst
Higher Education Coordinating Commission



SUMMARY OF OTA

- Insight into several key employment sectors
- Employer's perspectives on the state of Oregon's workforce
- List of recommended reforms to the workforce development system

PRIMARY OBJECTIVE FOR HPAC

- Review recommended reforms in Figure 6 directly related to housing production
- Decide which recommendations to move forward in the draft plan framework

Figure 6: Recommended reforms to the workforce development system, by actor and source

| | <i>Workforce Education, A New Roadmap</i> | <i>Reimagining the Workforce Development and Employment System for the 21st Century and Beyond</i> | <i>After COVID-19: Building a More Coherent and Effective Workforce Development System in the United States</i> |
|---------|---|--|---|
| Federal | Adequately fund WIOA, TIAA, and the Perkins Act | Standardize language on skills and positions | Expand eligibility for Pell Grants for short, for-credit programs |
| | Restructure WIOA, TIAA, and Perkins to upskill incumbent workers | Facilitate remote work through broadband investments | Expand funding for high-quality, high-return certificates |
| | Support student aid pilot projects supporting quality non-degree work | Subsidize job-based relocations | Increase funding for apprenticeships |
| | Consolidate budgeting for and evaluation of workforce development | Support a learning agenda for systems redesign | Strengthen accountability for for-profit schools |
| | Increase funding for apprenticeships and career and technical education | | Enact a modest displacement tax on employers to fund retraining |
| | Modernize workforce information systems | | Strengthen early warning systems for large-scale layoffs |
| | Expand NSF's Advanced Technological Education (ATE) program | | Fund permanent trade adjustment grants for community colleges |
| | Develop new advanced manufacturing curricula | | |
| States | Extend training to incumbent workers and high school students | Support rapid exchange of timely/accurate information | Explore outcome-based funding models, with federal support |
| | Create youth apprenticeships | Build flexible programming that adjusts to changing conditions | Create lifelong learning accounts, with federal support |
| | Reorganize remedial education | Deploy innovative, incentives-aligned financing mechanisms | |
| | Create short technical-training programs | Improve use of data and evidence-based policymaking | |
| | Revive CTE in secondary schools | Support tighter industry-educator collaborations | |
| | Create lifelong learning programs in higher education | Provide timely information on training costs and ROI | |
| | Require stronger career advising in higher education | Improve institutional performance scorecards | |
| | Unify state, labor, education, and economic development programs | Build robust connections between employers/educators | |
| | Bring education in advanced technologies to the workforce | Develop electronic education and training records | |
| | | Expand availability of portable benefits for gig workers | |

| | | |
|--------------------|--|--|
| Universities | Organize new delivery frameworks for higher-end skills | |
| | Develop online delivery systems and new technologies | |
| | Prepare content and delivery for higher-end workforce skills | |
| | Develop lifelong learning curricula for higher-end skills | |
| Community Colleges | Increase completion rates | Provide "just-in-time" training to incumbent workers |
| | Expand mentoring and career advising | Accelerate development of quality noncredit programming |
| | Connect with high schools on youth apprenticeships | Build out digital microcredentials |
| | Implement short skill programs | Foster flexible and large educator pipelines |
| | Reach incumbent workers to better support employers | |
| | Link to universities and NSF's ATE program | |
| P-12 | Bring workforce development into high schools | Develop literate, engaged citizens |
| | Create new technical high schools in collaboration with colleges/employers | Engrain lifelong learning skills |
| | | Teach basic skills that support lifetime work |
| | | Provide robust foundation of technology skills |
| | | Expose students to careers through CTE |
| Employers | Co-develop apprenticeships and internships | Expand earn-and-learn models |
| | Break the pattern of one-off, nonreplicable programs | Improve job posting consistency and emphasize precise skills |
| | Develop skill and certification programs through associations | Improve skill needs forecasting |
| | Support new labor information systems | Build retention clauses into tuition-reimbursement offers |

THANK YOU

Sam Thomas (he/him)

Workforce Program Analyst

Higher Education Coordinating Commission

