



Housing Opportunity Bill

General Housing Account (GHAP)

For More Information

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Program objective

The **General Housing Account Program (GHAP)** expands the state's supply of housing for low and very low-income Oregonians.

GHAP resources support two primary activities: developing affordable multifamily housing and increasing the capacity of OHCS partners to meet the state's affordable housing needs. This overview covers affordable multifamily development activities. All projected uses are subject to revenue availability.

Capital Grants and Loans

OHCS allocates the bulk of funds through the Consolidated Funding Cycle (CFC) and funds a variety of developments, ranging from housing for persons with special needs to housing for lower-income working Oregonians. All GHAP-funded units must serve and have rents affordable to households with incomes less than 80 percent of median income.

Eligible expenses include:

- Pre-development costs, such as pre-construction or pre-rehabilitation planning, engineering or feasibility studies, appraisals, architectural plans, site acquisition, etc. incurred no more than six months prior to a CFC application deadline.
- Costs to construct new housing, to acquire and/or rehabilitate existing structures.
- Engineering or feasibility studies, appraisals, architectural plans, site acquisition, capital needs assessment or other professional services during development.

For more information on predevelopment and long-term loans, loan terms and payment requirements, refer to the CFC application materials.

Capital Needs Assessment Revolving Loan Fund

OHCS has set aside \$300,000 for a revolving loan fund that will provide short-term financing of a capital-needs assessment.

Eligible projects must have previously received OHCS resources and exhibit life/safety issues or preservation projects with expiring federal contracts that will be applying for OHCS resources.

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Permanent Preservation of Expiring Use Projects

OHCS has an ongoing initiative to preserve housing with expiring federal rent subsidy contracts.

Upon completion, at least 25 percent of the units must have a federal contract for project based rental assistance. All assisted units must serve and have rents that are affordable to households with incomes less than 80 percent of median income.

Eligible expenses include:

- Pre-development costs, such as pre-construction or pre-rehabilitation planning, engineering or feasibility studies, appraisals, architectural plans, site acquisition, etc. incurred no more than six months prior to the CFC application deadline.
- Costs to construct new housing, to acquire and/or rehabilitate existing structures.
- Engineering or feasibility studies, appraisals, architectural plans, site acquisition, or other necessary professional services during development.

Permanent Supportive Housing

OHCS designated \$1,147,800 of GHAP to use in conjunction with Neighborhood Stabilization Program 2 (NSP2) funds, for the creation or operation of permanent supportive housing for people experiencing homelessness.

The NSP2 Consortia include Clackamas, Deschutes, Marion, Washington, and Jackson counties. The combined GHAP and NSP2 funds will target foreclosed and abandoned properties in targeted neighborhoods, as is the general intent of the NSP funds. OHCS will make the funds available as grants.

Eligible expenses include:

- Acquisition and rehabilitation
- Redevelopment of abandoned properties to house homeless persons
- Land banking for permanent housing for persons experiencing homelessness.
- Operating costs including operating reserves, rent subsidies and eligible services in conjunction with capital funding.

Project Operating Grants

Project Operating Grants are limited to projects serving residents at or below 50 percent of area median income.

Eligible expenses include establishing operating reserves and funding rent subsidies and eligible services in conjunction with current CFC project application for capital funding. Projects with operating contracts or with 100 percent project based assistance are not eligible for operating grants.

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Existing Portfolio

Resources are set aside to provide support for projects in which OHCS has some financial interest. Funds will be made available through a competitive process. OHCS will give priority to projects that address life, health and safety issues or that demonstrate an urgent need for repair or assistance in order to remain operational and viable. Resources are provided as recoverable grants or loans depending on the financial need.

Amount of funding available will be dependent upon receipt of adequate resources to develop this pool.

Recipients must ensure the GHAP investment will result in property maintained in satisfactory operational condition for 10 years without additional financial request of OHCS.

Housing Innovations

Funding will support innovative strategies to increase the supply of affordable housing. Possible uses include land banking, manufactured dwelling park preservation, and other innovative strategies.

OHCS may open competitive applications if revenues exceed what is needed for the other identified GHAP activities.

Expected outcomes

Investment of capital resources will expand the supply of affordable housing for low and very-low income households

Eligible entities

Eligible applicants include for-profit businesses, local government entities, housing authorities, nonprofit agencies, nonprofit corporations, and private individuals.

Monitoring, compliance and reporting

OHCS will condition GHAP funding on the continued use of the project for the targeted tenant group, income and rent levels and provisions of supportive services for the duration indicated in the grant and/or loan application. Grant and/or loan agreements will set forth the terms and conditions of awards and be recorded against the property. OHCS' will require periodic reporting. OHCS may also perform reviews or field inspections as deemed necessary to ensure compliance. Recipients may be required to take remedial actions as described by OHCS.

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How to access the funds and for more information

For more information on how to access the GHAP resources, please contact a Regional Advisor to the Department.

http://www.ohcs.oregon.gov/OHCS/DO_RegionalAdvisors.shtml

OHCS is the state housing finance agency, providing financial and program support to create and preserve opportunities for quality, affordable housing for lower income Oregonians. The agency also administers federal and state antipoverty, homelessness prevention and intervention, energy assistance, and community service programs.