OHCS Statewide Housing Plan Year 2 Quarter 3 Update
March 2021

EQUITY AND RACIAL JUSTICE

5-Year Target Status: Identifying baseline for ERJ metric related to procurement and contracting

Equity and Racial Justice Year 2 Strategies

1. Adopt an approach to advance equity and racial justice, informed by promising practices and lived experience of communities of color
2. Create and maintain system to analyze and remove barriers to access and opportunity within OHCS programs to ensure equitable outcomes
3. Improve ability to track, analyze, and measure program performance on equity goals

Key Achievements

- Each equity committee has identified their annual plans:
  - Promote inclusive culture (Diversity Equity Inclusion Best Practices Committee)
  - Establish ERJ training baseline (Professional Equity Growth Empowerment Committee)
  - Pilot racial equity framework (Equity Lab)
  - Coordinate development of qualitative data across programs (Data Equity Workgroup)
- Support development of an Asian American Pacific Islander affinity group at OHCS
- First draft of a OHCS State of Data Equity report
- First draft of an Energy Services dashboard
- Developed county profiles dashboards, disaggregated by race/ethnicity, where possible

Key Risk: It is challenging to find the balance between time-bound agency program work and our equity and racial justice priority as a critical piece to everything we do

HOMELESSNESS

5-Year Target Status: 82% housed after six months of receiving services (target is 85%)

Homelessness Year 2 Strategies

1. Build capacity and collaborate to implement proven models to promote housing stability
2. Enhance homeless service provider data and research capability to better evaluate investments
3. Expand services to support housing retention and homeless risk mitigation

Key Achievements

- Completed 2021 - 2023 Master Grant Agreement review with procurement to ensure homeless services and energy and weatherization dollars are accessible in the new fiscal year
- Launched a statewide approach to rental and utility assistance through the Oregon Emergency Rental Assistance program
- Completed our first competitive RFA for Emergency Solutions Grant – COVID 2 funds with 26 new grantees, and 36 awards
- Secured contracts with HMIS Vendor to support OHCS as the lead HMIS Administrator for the state

Key Risk: Staffing capacity remains critical. Ensuring our Emergency Rental Assistance system is launched as soon as possible prior to the end of the eviction moratorium is paramount to avoiding mass eviction.

PERMANENT SUPPORTIVE HOUSING

5-Year Target Status: 656 out of 1,000 units

Permanent Supportive Housing Year 2 Strategies

1. Coordinate with partners in local government and continuums of care to support development of permanent supportive housing
2. Identify barriers and increase capacity for PSH development and effective operation
3. Explore development of a state-funded tenant and project-based rental assistance program

- Completed second PSH Institute graduating eight more teams to support PSH projects across OR
- Developed manual for rent assistance program
- Currently reviewing applications for PSH development, rent assistance, and services – the result of a long journey to obtain resources, align funding, collaborate with partners, and stand up a training institute

Key Risk: Working on getting a system developed to support administration of project-based rental assistance; timely completion dependent on Information Systems and program staff resources

🏢 AFFORDABLE RENTAL HOUSING

5-Year Target Status: 16,097 out of 25,000 units

Affordable Rental Housing Year 2 Strategies

1. Make housing development resources available in a consistent and predictable format to help communities build a pipeline of housing supply aligned with local funders
2. Align funding priorities to respond to areas of greatest need and take advantage of opportunities for greater reach and leverage
3. Identify and implement innovations in financing for the acquisition of land and preservation of affordable and low-cost rental housing to provide a greater range of tools for affordable housing

Key Achievements

- Implemented preference for wildfire areas into Notice of Funding Availability (NOFA)
- NOFA scoring committees for LIFT are underway
- COVID capacity and portfolio stabilization offering completed
- Implementing MWESB compliance policy in scoring developer projects and planning on matrices for existing projects in the pipeline
- Training on implementing wildfire preference in tenant selection plans

Key Risks: The Loan Guarantee Program has been paused due to staff resource needs and prioritization or other programs, including standing up and administering the Landlord Compensation Fund.

🏠 HOMEOWNERSHIP

5-Year Target Status: 962 out of 6,500 home loans

Homeownership Year 2 Strategies

1. Expand and explore innovative programs that address an unmet need for low- and moderate-income potential homebuyers
2. Engage in culturally specific and culturally responsive organizations to connect communities of color to OHCS homeownership programs

3. Expand and better coordinate programs that support homeowners to stay in their homes and keep their homes safe, energy efficient, and healthy
4. Support low-cost homeownership opportunities through manufactured housing

Key Achievements

- Released OHCS' first performance-based, ERJ-focused Homeownership Center RFA in March
- As of Quarter 2, 53% of Homeownership Assistance Program Down Payment Assistance recipients were people of color
- Master Servicer RFP released this quarter Conducted 10 outreach/partner meetings
- Draft Homeownership Development (HOD) and HOD cohort framework completed
- Released award applications for $9M in Manufactured Housing park acquisition funds
- Issued first commitment letter for the Manufactured Housing Replacement Program

Key Risk: Delays in establishing the Flex Lending program and Restore Health and Safety program due to prioritization of resources and staffing needs.

🏡 RURAL COMMUNITIES

5-Year Target Status: 1,545 out of 2,542 units

Rural Communities Year 2 Strategies

1. Build relationships with providers, development partners, local government, and tribal communities to facilitate access to resources
2. Tailor programs for small towns and rural communities to the needs/context of those areas
3. Develop strategies to meet farmworker needs and engage the agricultural community to understand their needs

Key Achievements

- Five teams from Oregon selected for Enterprise Preservation Academy to receive 1:1 technical assistance to develop rural capacity
- Agricultural Workforce Housing Tax Credit (AWHTC), split more intentionally between on-farm and off-farm set-asides, will be incorporated into a larger funding effort – 2021 small project NOFA to be released this summer

Key Risks: The shift to preservation-only in the latest round of HOME funds may confuse potential applicants. We need to better explain our expectations for a new way of using those resources this year.