July 12, 2019

Dear Partners,

July 1st marked the beginning of a biennium and new opportunities. As you may have read in my special Sine Die Director’s Message, OHCS received transformative and historic investments from the 2019 Legislative Session. These investments come on the heels of National Low Income Housing Coalition’s Out of Reach Report which documents the significant gap between renters’ wages and the cost of rental housing across the United States and within Oregon. Across the housing spectrum, from homelessness to homeownership, Oregonians find affordable housing out of reach. Solving the housing crisis is a marathon. As we work to implement the latest round of legislative investments and resources, we will continue to look ahead to needs on the horizon.

Proposed HUD Rule Change
As you may have heard, there is a distressing potential rule proposed by Housing and Urban Development (HUD) Secretary Ben Carson. The change would disallow mixed-status families, families that have a member that is undocumented, from accessing HUD housing vouchers. We submitted a formal comment to HUD this week detailing how devastating this proposed rule would be for many Oregon families. Based on our analysis and the analysis of our partners more than 730 families are at risk of losing their housing, impacting well over 1,680 children. We’re thankful that Governor Kate Brown and local leaders are standing with these families and voiced their support through a video. We will continue to stand with Oregon’s families and oppose this rule.

Governor Kate Brown Speaks Out Against the Rule
Affordable Housing Finance Update

Recent Funding Awards

Congratulations to the recipients of 9% Low Income Housing Tax Credits, HOME, and National Housing Trust Fund (HTF) resources! Eleven developments across the state received $45,569,423 to build and preserve 636 homes. The Housing Stability Council also approved Pass Through Revenue Bond funding for two additional projects. Bienestar’s Montebello Apartments in Hillsboro received $7,250,000 to provide necessary repairs and upgrades that will ensure the longevity of the 49 two-, three-, and four-bedroom apartments. REACH’s 124th and Ash received $14,887,178 to support the development of 175 homes in Portland.

Montebello Apartments

Project Closings

Great news, five additional projects are that much closer to opening their doors! 85 Stories, Group 6, a rehabilitation over nine properties in Portland and Gresham sponsored by Home Forward, will preserve and renovate 315 homes. Chrisman Development’s Treasure Valley Estates, a new manufactured home development, will bring 32 three- and two-bedroom homes to Ontario. Low-Income Single Adult Housing, sponsored by Transition Projects, is a new modular development that will bring 72 homes to Portland. Relay Apartments will bring 104 homes to Portland and represents a partnership with Relay Resources and The Latino Network. Last but not least, Homes for Good’s Market District Commons is a new multifamily development that includes 50 homes in the heart of Eugene. Thank you to our partners and the OHCS staff who have made this possible.

Qualified Allocation Plan (QAP) Update

The QAP update process creates a platform and opportunity to look closely at alternatives, methods, and solutions used in allocating Low Income Housing Tax Credits. OHCS staff are looking closely at the regions used for allocation. The current QAP establishes three geographic regions: Metro region (Clackamas, Multnomah and Washington Counties), Non-Metro HUD HOME Participating Jurisdictions (Salem, Keizer, Eugene, Springfield, and until recently the city of Corvallis), and Balance of State. If you have any comments on the regions or the QAP process, please send your thoughts to HCS.QAP@oregon.gov. We’re thankful for the thoughtful engagement of our partners.
Open Funding Opportunities
Click the links below to learn more:
- **Manufactured Dwelling Park Preservation** Ongoing until funds are expended or September 3rd at 4 PM, whichever is first
- **Agriculture Workforce Housing Tax Credits** Ongoing until funds are expended
- **Land Acquisition Program (LAP) for Urban Homeownership** Ongoing until funds are expended

Housing Stabilization Update
The New Oregon Poverty Report
We are in the initial stages of drafting the next biennial report on poverty, which is slated to publish in early 2020. We are beginning the research and development phase and, for the first time ever, OHCS is taking a more holistic approach to reporting on poverty in our state. The report promises to integrate with the Statewide Housing Plan, include county demographic profiles, identify various types of poverty, advance the use of self-sufficiency models, feature anti-poverty program outcomes of various state agencies and non-profit organizations, focus on equity and racial justice, and respectfully share the lived experience of families that have overcome poverty.

This project will involve collaboration with multiple partners and community members; we can’t do it alone. If you would like to help inform the narrative for the new Oregon Poverty Report, please contact Jacqueline Boudreaux, or Leeann Marx. Outreach efforts and initial collaboration have already begun and will continue through the end of August. We hope to hear from you soon!

Operation Welcome Home Update
The end of this month marks the end of Operation Welcome Home, a campaign to end veteran homelessness and establish an infrastructure to prevent homelessness. Beginning on November 15, 2018, we partnered with the Oregon Department of Veterans Affairs and ten communities throughout the state to enact federally recognized best-practices in ending veteran homelessness. One such practice is a ‘By-Name-List’ to identify each veteran experiencing homelessness, allowing communities to look beyond a number and directly at the veteran in need. These lists will
serve each community by creating a common understanding among service providers on where veterans access services and what barriers need to be removed to get them housed. Service providers and partners formed local Veteran Leadership Teams to prioritize the veterans on the ‘By-Name-List’ and match them with the services they need.

At the beginning of this campaign, the ten communities made an ambitious goal of housing 500 veterans in their communities. We created a dashboard to collect the data on statewide veteran homelessness and information from communities as they identified additional veterans. As of today, July 12th, we have housed 509 veterans! We’re proud of the work of our partners to create permanent homes for hundreds of veterans and for the work they’ve done to establish a response protocol. We’re looking forward to celebrating this successful campaign on July 31st, please see the bottom of this message for the event details.

**Statewide Shelter Study**
OHCS staff joined consultant Technical Assistance Collaborative (TAC) for a presentation on preliminary results from the Statewide Shelter Study to the Housing Stability Council this morning. The Study aims to understand the current status of emergency shelter programs across the state, learn about best practices in sheltering people experiencing homelessness within Oregon and from across the country, and develop recommendations to improve shelter outcomes and practices aligned with the Statewide Housing Plan and the agency’s shift to outcomes orientation in state homeless services programs. You can access the TAC presentation online.

**Building Shelter Capacity Through Real Estate**
Historically, our homeless services dollars fund rent assistance, operation of shelters, services, and case management. The Legislature’s increase in funding for these programs provides the opportunity to expand the reach of the Emergency Housing Account (EHA) and the State Housing Assistance Program (SHAP) to add increased shelter and transitional housing capacity. While EHA and SHAP funds cannot be used to purchase bare land for new construction and permanent housing, EHA can be used to for facility acquisition, rehab and conversion. In many communities across Oregon there are limited shelter beds available and the EHA Real Estate process will provide an avenue for OHCS partners to utilize EHA and SHAP resources to bring more shelter beds to their communities. Our Housing Stability Council approved our real estate application process to develop much needed shelter and transitional housing. Please reach out to Vicki Massey with any questions.

**Manufactured Housing Panel with Individual Development Account (IDA) Initiative Partners**
OHCS recently attended the IDA Fiduciary Organization meeting hosted by Neighborhood Partnerships in May. OHCS Senior Energy Policy Analyst Dan Elliott and Ken Pryor, Manufactured Communities Resource Center Program Analyst presented. We now have a video of the discussion and slides of the presentation to share. The panel discussed manufactured housing in Oregon, highlighting challenges, overlap and opportunities as it relates to IDAs with IDA Partners, including NEDCO, CASA of Oregon, and NeighborWorks Umpqua.
Legislative Update
We are grateful for the significant investments and resources coming to OHCS from the 2019 Legislative Session. Governor Kate Brown and legislative leaders recognized the crisis our communities are facing and answered the call to create more housing opportunity. Please read about these investments in our Legislative Highlights document. Over the course of this summer, we will share additional details on how these new investments will be implemented. Keep an eye out and reach out to Ariel Nelson with any questions.

I want to take a moment to acknowledge the hard work of OHCS staff, our partners, and Oregonians. If not for their advocacy, we would not have these significant resources – a record $336.5 million to address needs across the housing spectrum. Thank you to each and every person that came to Salem to testify, submitted written testimony, contacted your representatives, and made your voices heard. This success is yours.

Statewide Housing Plan Update
In February OHCS released the Statewide Housing Plan, a five-year strategic plan outlining our six policy priorities to address housing needs for Oregonians. We want to be accountable on the ambitious goals set in the Plan and have developed a number of tools to help us implement our strategies in a meaningful and achievable way. We have established formal structures to regularly report and track the progress of our goals. Within the agency, we have teams dedicated to ensuring we met yearly targets that will help us reach the larger five-year goal for each of the six priorities.

Additionally, we are working to share these goals with the state. You may have seen a number of editorials on My Oregon News. We published an introductory piece and are working on editorials for each priority. The Equity and Racial Justice Priority, Rural Communities Priority, Homeownership Priority, and Permanent Supportive Housing Priority editorials have been published. Sign up to receive alerts from My Oregon News to read the upcoming editorials on the Affordable Rental Housing Priority and the Homelessness Priority. I hope you can join us and be a part of this endeavor to comprehensively address housing instability and usher in a new era of hope and opportunity for Oregonians throughout this great state.
Recent Events

Oregon Affordable Housing Management Association (AHMA) Conference
Oregon AHMA is a mission-driven association providing continuing education to providers of federally subsidized multifamily housing. I helped kick off the dialogue by providing updates to owners and managing agents, including information about the Statewide Housing Plan. Many staff attended the conference to share information and learn from our partners. We are proud (and not at all surprised) that our own Jennifer Marchand was honored with Oregon AHMA’s 2019 Distinguished Service Award. Her dedication to and knowledge of Fair Housing regulations benefit our partners and the state as a whole. Congratulations, Jen, and thank you for your work!

National Council of State Housing Agencies Housing Credit Connection
Many key OHCS staff joined our colleagues from around the nation to hear how they are solving problems they face and to share promising practices coming out of Oregon. We heard innovating ideas from executive directors and decision-makers from the nation’s Housing Credit allocating agencies, federal agency officials, and leading affordable housing developers, lenders, syndicators, investors, tax advisors, asset managers, nonprofits, compliance experts, property managers, and service providers. OHCS led conversations around affordable housing development and Fair Housing, heard proposals coming from Washington DC, and participated in dialogues around equity, Internal Revenue Service compliance, policy changes from Housing and Urban Development, and more.

Blackburn Center Grand Opening
On Tuesday afternoon, Central City Concern celebrated the opening of Blackburn Center in East Portland. Blackburn Center represents a critical juncture in the intersection of housing and health. This Permanent Supportive Housing development includes 34 permanent homes and 90 transitional homes that will bring security and support to those struggling to maintain housing by providing integrated resident and health support services. Thank you to Central City Concern, the Oregon
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Health Authority, Metro, Multnomah County, the City of Portland, Legacy Health, Providence Health, Oregon Health and Science University, Kaiser Permanente, CareOregon, and other partners for your support opening these doors. May our collaboration and partnerships bring more success to follow.

Join Us!
Operation Welcome Home Celebration & Ash Creek Terrace Grand Opening
We’re excited to be celebrating twice over! Along with the successful conclusion of Operation Welcome Home, we are celebrating Ash Creek Terrace’s Grand Opening. A veteran-only apartment complex with four homes, Ash Creek Terrace was built with Measure 96 funds and Mental Health Housing funds from OHCS. Join us on Wednesday, July 31st at 1:30 PM at Ash Creek Terrace (198 S 9th St., Independence, OR 97351)!

Best regards,

Margaret Solle Salazar, Director