November 1, 2019

Dear Partners,

It’s been very cold in communities across the state. My heart is with our neighbors struggling with housing insecurity, particularly those without shelter. As Veterans’ Day approaches, we must keep the more than 1,400 veterans across the state without housing at top of mind. I am thankful for our partners across the state working to provide shelter and bring people in from the cold. Please do what you can for members of your community without housing.

Job Openings
OHCS is growing! Join our team to help us advance our vision of an Oregon where all can pursue prosperity and live free from poverty. If you have questions on these postings or others, please contact HR.Recruitment@oregon.gov.

- We are hiring an Energy Compliance and Program Policy Specialist to design compliance standards and procedures in alignment with the Energy Assistance program policies. This person will work with the Energy Assistance team to improve program integrity and ensure compliance through technical consultation, stakeholder engagement, and streamlining compliance standards with an emphasis on program coordination and policy development. This position closes on Monday, November 4th.

- We are also hiring a Homeless Services Policy Analyst to work in close collaboration with the Homeless Services Section program staff. They will research, develop policy, and promising practices. This person will also communicate and coordinate with stakeholders and measure the impact of statewide homeless reduction efforts. Apply soon, this position closes on November 10th.

- OHCS Homeownership Division is hiring an Executive Support person. The Homeownership Division Executive Support will provide executive and program support to the Homeownership Director and division staff. This position closes November 11th.

- We are hiring an Assistant Director of Accounting to provide management direction and overall coordination of the technical and professional staff in carrying out the accounting and special purpose financial reporting functions for OHCS. This person will manage the preparation of annual financial statements and financial management reports. This position will perform complex accounting analysis, provide relevant financial information
and financial analyses to assist management in making informed decisions, foster productivity, and strengthen internal operational controls. This position is also responsible for ensuring that the annual financial statements are prepared timely and in conformity with Generally Accepted Accounting Principles. Applications are due on November 13th.

- The Assistant Director of Rental Housing Compliance Section position is open. This person will oversee the federal and state regulatory compliance, financial viability, the physical condition of sites, and assure that the mission of OHCS is delivered and carried out. This position is open until filled.

- We are hiring an Assistant Director of Rental Housing Resources to plan, coordinate, and manage all affordable rental housing program resources, as well as the appropriate processes to distribute funding. This person will also be a part of the decision-making team, targeting program funds to meet the affordable housing needs of Oregon. This position is also open until filled.

We appreciate your help getting the word out about these job openings. Please follow our LinkedIn, Facebook, and Twitter pages for future job postings.

Affordable Rental Housing Update

Local Innovation Fast Track (LIFT) Housing Program Receives National Award

OHCS received the Rental Housing: Encouraging New Production Award from the National Council of State Housing Agencies (NCSHA) for the LIFT program! I was honored to accept this national award on behalf of the State of Oregon and OHCS staff at the NCSHA Conference. LIFT is opening doors of opportunity across the state. Thanks to LIFT, more than 2,200 families now have access to safe, stable affordable homes.
Recent Funding Awards
Today the Housing Stability Council approved Pass-Through Revenue bond resources for two important developments. Merwyn Apartments, a LIFT project, is an existing non-residential, five-story building that will become a 40 home apartment building in downtown Astoria. The development, pictured right, will include 40 homes, a mix of 10 affordable one-bedrooms, 26 affordable studios, 2 market one-bedrooms, and 2 market studios. The Salem Housing Authority (SHA) RAD Group II development also received funding. SHA RAD Group II is an acquisition/rehabilitation scattered-site project, consisting of two properties with 54 affordable homes. The Council also approved of Housing Preservation Funds for the SHA RAD Group II.

Projects Financial Transaction Updates
Three projects have closed in the last month, bringing more than 200 affordable homes that much closer to opening their doors. Thank you to our partners and OHCS staff for their work to get these developments that much closer to serving Oregonians. Read about the developments:

- Red Canyon, a new multifamily development located in Madras and Redmond closed! Housing Works is bringing 90 affordable homes to Central Oregon. The Madras site is the first multifamily project in the city since 2010. Additionally, Housing Works is donating land to create a new city park adjacent to the property enhancing livability. Housing Works developed Red Canyon by combining LIFT, Oregon Multifamily Energy Program, Oregon Affordable Housing Tax Credits, and 4% Low Income Housing Tax Credits.

- NeighborWorks Umpqua’s Deer Creek Village also closed. The new development will bring 68 affordable homes to Roseburg. This development received funding from 9% Low Income Housing Tax Credits, HOME, Housing Trust Fund, and General Housing Account Program. NeighborWorks Umpqua is partnering with local non-profits including Umpqua Valley Disability Network, Compass Behavioral Health, Roseburg Senior Center, Roseburg Meals on Wheels, and others to provide services and advancement opportunities to future residents.

- A new Permanent Supportive Housing (PSH) development has finalized financial documents! Homes for Good’s The Commons on MLK, rendering pictured on the next page, is a new development located in Eugene. It will bring 51 homes to formerly homeless residents. Homes for Good is partnering with Lane County, acting by and through Lane County Health & Human Services (LCHHS), to develop the supportive services plan for The Commons on MLK. They are working with ShelterCare to provide case management, behavioral health counseling, addiction and substance counseling, peer supports, and other services. OHCS supported this development with 4% Low Income Housing Tax Credits and Mental Health Housing Funds. Other financial support came from the Oregon Health Authority, Lane County, City of Eugene, Pacific Source, PeaceHealth, Kaiser, and Trillium.
2020-2021 Funding Calendar and Updated Funding Frameworks
During the October Housing Stability Council meeting, the Affordable Rental Housing Division proposed the 2020-2021 Funding Calendar and programmatic framework. The frameworks cover: Low Income Housing Tax Credits (9%), HOME, LIFT, gap funds, Permanent Supportive Housing funds, Preservation funds, Oregon Affordable Housing Tax Credits, Manufactured Home Park Preservation funds, Veterans offerings, small project offerings, Agriculture Workforce Housing Tax Credits, and Oregon Rural Rehabilitation funds. The policy frameworks include target populations, project types, funding caps, and scoring principles in order to streamline Notices of Funding Availability (NOFAs). Details about each framework are included in the Housing Stability Council Meeting Materials.

Open Funding Opportunities
Click the links below to learn more:
- Small and Large Projects with Additional Veterans Subsidy Applications due Monday, November 4th at 4 PM
- Manufactured Dwelling Park Preservation Ongoing until funds are expended or December 31st 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
Shelter Resources Update
The 2019 Legislative Session brought OHCS historic levels of funding towards preventing and ending homelessness and included in this budget is a one-time allocation of $5 million to increase statewide shelter capacity. Next week OHCS will have an announcement about the first phase of funding ($1.5 million) that will provide much needed relief this shelter season. The
remaining funds will serve Oregonians next shelter season. Today, the Housing Stability Council approved a competitive funding framework that prioritizes equity-centered designs. Scoring for future applications will include the applicant’s capacity, alignment to best practices and community needs, shelter operations, collaboration, and ability to leverage other funding. OHCS Homeless Services Section will develop a Request for Proposals based off this framework.

**Energy Assistance Evaluation**
The Low-Income Home Energy Assistance Program (LIHEAP) provides assistance to low-income Oregonians facing energy burden. Due to the complex and varied circumstances that generate the demand for energy assistance, designing programs with high success requires reassessment. OHCS is beginning that work with the support of APPRISE, the leading expert in the nation on energy burden and LIHEAP program policy. The evaluation processes will continue throughout 2020. To engage in this work, please reach out to [Dan Elliot](mailto:Dan.Elliot@ohcs.oregon.gov).

**Homeless Services Convening**
OHCS Housing Stabilization Division gathered our partners to discuss trauma informed care, Permanent Supportive Housing, capacity building, and the Homeless Management Information System (HMIS). HMIS and data collection are important tools in telling a community’s story in how they are serving neighbors experiencing homelessness. We also dedicated much of the convening to discuss equity and racial justice. Equity and Racial Justice is a priority of the Statewide Housing Plan, and one of the agency’s key priorities over the next 5 years. OHCS and our partners are taking a proactive approach to addressing disparities in accessing housing and services. I am grateful to our partners that are willing to take this journey with us.

**Homeownership Update**
**Funds Available for Professional Development**
OHCS is providing funds to assist in the costs associated with the upcoming [Portland NeighborWorks Training Institute](https://www.portlandneighborworks.org/training-institute) scheduled for December 9 - 13, 2019, including travel costs. The courses and workshops listed under Financial Capability, Housing Education and Counseling,
and Non-profit Management and Leadership are eligible for reimbursement. The deadline to apply is November 18th. Please note that funds are available for reservation on a first come first serve basis. Read more on our website.

Recent Events

**Colonia Unidad Grand Opening**

Farmworker Housing Development Corporation’s Colonia Unidad provides affordable housing to farmworkers, the workforce population, and their families. Residents will benefit from a safe, healthy, and comfortable place to live, and a lasting and identifiable place to call home. This project is incredibly important to the community of Woodburn and to Oregonians. In a time when the national rhetoric for immigrants is negative, divisive and dangerous for so many, Colonia Unidad is the antithesis of this rhetoric. Chelsea Bunch, OHCS Housing Integrator, conveyed our excitement for this development, as serving rural communities remains a priority for OHCS.

**National Council of State Housing Finance Agencies (NCSHA) Conference**

Many OHCS staff and I attended the 49th Annual NCSHA Conference in Boston, Massachusetts. This is a great opportunity to connect and learn from our peers across the nation. Informational sessions included a broad range of topics: sustainable housing, management innovation, homeownership, data and analytics, communications, and more. During a meeting with fellow housing finance agency executive directors, my peers nominated me as the Secretary/Treasurer of the NSCHA Board. I am eager to continue serving on the Board in an increased capacity to ensure Oregon benefits from this network of expertise and successful strategies across the country.

**Newbridge Apartments Grand Opening**

The Newbridge Apartments are an affordable housing development in Medford with 64 brand new homes, a mix of one-, two-, and three-bedroom apartments that include a washer/dryer, A/C, dishwasher, and patios with storage. This affordable community includes a community center and a playground. The Jackson County Housing Authority is using Veterans Affairs Supportive Housing (VASH) vouchers at Newbridge Apartments to serve veterans in their community. Chelsea Bunch spoke on behalf of OHCS at the Grand Opening to share our commitment to serving veterans and providing housing in Southern Oregon.
Red Canyon Groundbreaking – Madras and Redmond

Housing Works broke ground in Red Canyon! This LIFT development will bring 64 homes to Redmond and 90 homes to Madras. Housing Works is collaborating with the Latino Community Association, a community organization that connects Latino persons to various community services, for future resident outreach. OHCS joined community leaders and advocates at the Redmond site groundbreaking. I was proud to share our enthusiasm about this development and the many projects underway in Central Oregon.

RE:Conference

The 2019 RE:Conference brought together Oregon professionals working in affordable housing and asset building to learn from each other and national experts. The conference focused on representation, building community power, and reimagining Oregon’s housing future. Many OHCS staff attended and presented. OHCS Senior Research Analyst Megan Bolton led a conversation on equity and data as a way to bring system and cultural change. Interim Assistant Director Kenny LaPoint moderated a panel on integrating health and housing. Housing Stability Councilor
Mary Li hosted a workshop on Equity and Human Centered Collaborative Design. Lastly, Mary Li and I sat on a panel to discuss impacts of structural racism and methods to achieve equitable outcomes by centering race, diversity, equity, and inclusion for all Oregonians. OHCS staff and I enjoyed connecting with decision-makers, practitioners, policy makers, grassroots leaders, and others as we come together to share ideas, forge connections, and plan for 2020 and beyond.

Central Oregon Tours with Representatives Jack Zika and Cheri Helt
On Monday, Interim Assistant Director Kenny LaPoint, Legislative and Communications Coordinator Nicole Stoennner, and I traveled to Central Oregon to meet with Representative Cheri Helt, Representative Jack Zika, and partners working across the housing spectrum. We started the day with NeighborImpact to discuss shelter challenges in Central Oregon, and the ways OHCS and NeighborImpact are working together to address this dire need. We then joined Housing Works for their Red Canyon Redmond site Groundbreaking and a tour of Cook Crossing, an affordable housing development for seniors in Redmond. Central Oregon is a fast growing region, and affordable housing remains a challenge for families, seniors, veterans, and workers. We ended the day with Sisters Habitat for Humanity to visit a newly constructed home and the ClearPine site, a LIFT Homeownership development. We discussed the importance of homeownership in creating community stability and building generational wealth. We are grateful for the bipartisan leadership in the Oregon Legislature on addressing housing needs of all Oregonians, from those experiencing homelessness to those working to achieve homeownership.

Best regards,

Margaret Solle Salazar, Director