

OHCS 2023-25 Blueprint: Project Profiles

Affordable Rental Housing (ARH) Projects - Advancing Supply-Side Solutions

Div	Project Name	ID #	Project Category	Project Type
ARH	ARH NOFA Reform <u>Investment:</u> combination of funding sources <u>Summary:</u> ARH is charged with changing business practices for multiple programs and fund offerings for financing affordable rental housing projects to a primary consolidated annual Notice of Funding Availability. The expected result is more projects ready for development sooner, lessening the risk of market volatility on projects and reducing the time between funding commitments and project completion.	1	Full Implementation	Investment & Programming
ARH	PSH Risk Mitigation Pool <u>Investment:</u> \$4M General Fund <u>Summary:</u> OHCS continues to evaluate the status of PSH Developments to assure long term viability. One of the lessons learned is that the high acuity of PSH clients has resulted in more damages to the properties than originally anticipated. This is also putting property insurance at risk, not just from increased charges but being dropped with limited to no options for the owner to find replacement. To resolve this, the Risk Mitigation Fund will allow properties the ability to draw down funds for PSH client related damage to help offset these higher costs and to help avoid insurance claims so that properties can retain their insurance coverage.	2	Full Implementation	Investment & Programming
ARH	PuSH Seller's Tax Credit <u>Investment:</u> \$3 million tax credits <u>Summary:</u> This project incentivizes the sale of expiring publicly supported housing to owners that would renew the expiring affordability of the property. This is done by incentivizing the seller with a tax credit that OHCS would issue if the property is sold and retained as affordable housing.	3	Full Implementation	Investment & Programming
ARH	Construction Loan Guarantee Program <u>Investment:</u> \$20 million General Fund <u>Summary:</u> Loan guarantees allow third parties to absorb some of the risk of lending, expanding the pool of available entities for lenders to provide loans to, or allowing comfort with more amenable terms of their loan product. This program specifically would be for construction loans, a riskier type of loan that, resultingly, there are less options for in the market currently.	4	Full Implementation	Investment & Programming
ARH	NOFA Reform - Internal Organizational Change <u>Investment:</u> none <u>Summary:</u> To enable reformed business practices to access ARH resources, a re-organization of teams, hiring, and change management within the ARH division is required. This is geared to support increased investments from the Executive Order on production and ensure capacity to stand up new funding updates.	5	Program Update	Investment & Programming
ARH	Modular Housing Development Fund <u>Investment:</u> \$20 million General Fund <u>Summary:</u> OHCS will award \$20 million in grants to entities to begin or expand capacity for the development of modular housing and component production. Entities must agree to prioritize demand from (1) state and local governments following a wildfire or other disaster, (2) low-income housing construction and (3) middle-income housing. The expectation is that this investment will create more capacity to build housing to meet demand.	6	Program Update	Investment & Programming
ARH	Mixed-Income Developments <u>Investment:</u> none <u>Summary:</u> Resulting from 2023 statutory changes, OHCS will perform rule making for ARH to identify how costs are attributed in a project with market and affordable use. ARH will convene a Rules Advisory Committee (RAC) and determine and document methods. Included will be an examination of pipeline projects to ensure the RAC timeline will align with closing needs.	7	Program Update	Policy
ARH	Unit Accessibility <u>Investment:</u> none <u>Summary:</u> The Housing and Community Services Department must annually report on units funded, including accessible features, per state building codes. They, in collaboration with the Department of Consumer and Business Services, will define accessible units and set criteria through rulemaking. The goal is to increase the supply of housing for persons and families of lower income, address disparities, and ensure funds contribute to state priorities.	8	Program Update	Policy

ARH	Private Activity Bond (PAB) Suballocations	9	Program Update	Policy
	<u>Investment:</u> none			
	<u>Summary:</u> Establish rules for OHCS to suballocate PABs to Housing Authorities to issue bonds for their projects. This includes establishing structures and reporting previously used by Treasury through the PAB Committee.			
ARH	Publicly Supported Housing Contract Preservation	10	Program Update	Policy
	<u>Investment:</u> none			
	<u>Summary:</u> Updating the PuSH rules is needed in order to implement multiple changes to the regulation timelines, with the intended outcome of aligning the PuSH process, forms and compliance monitoring accordingly. The main desired outcome is to assist with implementing the tenant protections for 3-years after contract expiration, through OHCS ongoing rent increase request responsibilities.			

Central Service Division (CSD) Projects

Div	Project Name	ID #	Project Category	Project Type
CSD	Procurement Authority	11	Program Update	Policy
	<u>Investment:</u> none			
	<u>Summary:</u> SB 892 modified and broadened OHCS's procurement authority. These changes make it important to update procurement rules, policies, procedures, and templates to align with statute.			

Disaster Recovery & Resilience (DRR) Projects

Div	Project Name	ID #	Project Category	Project Type
DRR	Disaster Recovery & Resilience Statute Updates	12	Program Update	Policy
	<u>Investment:</u> none			
	<u>Summary:</u> Statutory changes allowed OHCS to support the replacement, reconstruction or rehabilitation of housing damaged or destroyed by a disaster through updated construction authority. Previously, OHCS was unable to hire general contractors for any disaster recovery responses. OHCS has already designed the 2020 Labor Day Wildfire recovery programs without requiring this authority, however, implementing this is important for future disasters (or in the case of any modifications of the current wildfire recovery programming). In addition, the statute sets up a fund for disaster recovery housing that OHCS can use to provide assistance for people affected by a disaster.			

Equity Diversity & Inclusion (EDI) Office Projects

Div	Project Name	ID #	Project Category	Project Type
EDI	OHCS Language Accessibility	13	Full Implementation	Investment & Programming
	<u>Investment:</u> \$1.7M General Fund			
	<u>Summary:</u> This project is needed to develop and expand the agency's language accessibility (LA) tools across all divisions at OHCS. This will include developing and funding contracts for 1. Implementing American Sign Language (ASL) policies and services, 2. Performing an assessment needs and barriers to LA, and 3. Renewing or establishing new interpretation and translation services contractors. This also includes updating the Limited English Proficiency plan and data elements, developing agency wide processes and procedures for accessing LA services and tools, and enabling OHCS to include LA as a standard element of program administrative costs.			

Homeownership Division (HOD) Projects - Expanding Access & Preserving Homeownership

Div	Project Name	ID #	Project Category	Project Type
HOD	Homeownership Development <u>Investment:</u> \$40M in LIFT funds, \$5M in General Funds <u>Summary:</u> Collectively, these two funding sources will support the development of affordable homes for purchase. The LIFT investment is a continuation of the LIFT Homeownership program through which OHCS has funded nearly 750 new homes affordable to homebuyers with incomes 80% AMI or lower over the past 5 years. The general fund investment will continue our Homeownership Development Incubator Program (HDIP) under the LIFT Supplemental category.	14	Full Implementation	Investment & Programming
HOD	NOAH Mortgage Product <u>Investment:</u> \$7.5M in General Funds <u>Summary:</u> OHCS is directed to pass through \$7.5M to Network for Oregon Affordable Housing (NOAH) to establish the Affordable Homeownership Revolving Loan Fund. Grant funds will not be distributed until NOAH establishes a loan fund with a balance of no less than \$7.5 million of additional private money. Through this fund, NOAH will offer mortgage products with a term of 20 years or less and a fixed interest rate. The mortgages will allow first-time home buyers of shared equity homes to establish equity at a faster rate, helping to address the limitations in wealth building that comes from shared equity homeownership models.	15	Plug & Play	Investment & Programming
HOD	Foreclosure Avoidance Counseling <u>Investment:</u> \$2.5M in General Funds <u>Summary:</u> This investment continues an existing program which assists homeowners navigate the foreclosure process using certified foreclosure counselors assistance and counseling. Homeowners will received one on one counseling from a partnering homeownership center certified foreclosure counselor to assist with securing solutions to avoiding foreclosure in addition to assisting homeowners participating in the Oregon Foreclosure Avoidance Program.	16	Plug & Play	Investment & Programming
HOD	Manufactured Home Replacement <u>Investment:</u> \$2.5M in General Funds <u>Summary:</u> This investment continues an existing program by providing resources to assist homeowners to replace their older (pre-1995) manufactured home with a new, energy efficient manufactured home. The program leverages federal & non-profit resources to serve homeowners under 100% of area median income who are living in substandard, dangerous, unhealthy, & energy inefficient manufactured housing.	17	Plug & Play	Investment & Programming
HOD	Down Payment Assistance Tied to OHCS Lending <u>Investment:</u> \$7.5M in General Funds <u>Summary:</u> The DPA Program will be paired with OHCS homeownership lending programs, including the Oregon Bond Residential Loan Program and/or the Flex Lending Program. This project includes aligning the administrative structures for Homeownership lending programs, allowing the agency to maximize impact of the DPA by pairing that investment with the best financing execution to create the capital for OHCS to fund loan purchases.	18	Program Update	Investment & Programming
HOD	Grantmaking and Dispute Resolution Advisory Committee Extension <u>Investment:</u> none <u>Summary:</u> This project creates the policy to enable grants awards to provide legal assistance to low-income tenants in addressing issues and disputes involving legal matters arising under ORS chapter 90 through the Manufactured and Marina Communities account. The legal assistance may be in the form of outreach, education, advice, case representation and similar efforts.	19	Plug & Play	Policy
HOD	OAHTC Expansion for Homeownership <u>Investment:</u> \$216,349 <u>Summary:</u> This implements statutory change to OAHTC to explicitly allow limited equity co-ops (LEC) as entities eligible for the credit. This change requires new process and compliance procedures to enable an LEC to access and use the OAHTC. It also includes exploration of the ability to broaden OAHTC eligibility beyond LECs to other homeownership models.	20	Full Implementation	Investment & Programming

Housing Stabilization Division (HSD) Projects - Maintaining Community Homelessness Resources

Div	Project Name	ID #	Project Category	Project Type
HSD	Operational Support for Shelter <u>Investment:</u> \$24.1M in General Funds <u>Summary:</u> Due to broad need across the state for shelter operational funding \$24.1 million General Fund are allocated to ensure continued shelter operations through 2023-25 for shelters and navigation centers funded through one-time investments in the 2019-21 and 2021-23 biennia including navigation centers and Project Turnkey sites.	21	Full Implementation	Investment & Programming
HSD	EHA for Youth <u>Investment:</u> \$5M in General Funds <u>Summary:</u> Oregon has the highest percentage in the nation of homeless families living unsheltered. This project will provide services and assistance to school-aged children in kindergarten through grade 12 who are homeless or at risk of becoming homeless, or their families. Governor's Office direction to pursue McKinney Vento alignment.	22	Full Implementation	Investment & Programming
HSD	Tenant Organizations and Legal Assistance Investments (Legislative Call Outs) <u>Investment:</u> \$6M in General Funds <u>Summary:</u> This project is intended to pass-through funding, at the prescribed amount, to statutorily named tenant organizations to provide services such as tenant resources, navigation, referrals, legal assistance and any other eviction prevention resources.	23	Plug & Play	Investment & Programming
HSD	By and For Initiative, Native American Tribes of Oregon (BAFI-NATO) Wave II & Executive Order (EO) Funds <u>Investment:</u> \$10M in General Funds <u>Summary:</u> This project will provide critical services and resources to the Nine Federally Recognized Tribes of Oregon as they support tribal members across the state who are experiencing homelessness or housing instability. OHCS will work with tribes to ensure they can develop appropriate outcome goals related to preventing and reducing homelessness in their communities.	24	Plug & Play	Investment & Programming
HSD	EHA Pets <u>Investment:</u> \$1M in General Funds <u>Summary:</u> The project provides food, supplies and basic veterinary services for companion animals of individuals experiencing homelessness, reducing high barriers for these individuals in accessing shelter services.	25	Plug & Play	Investment & Programming
HSD	Energy Omnibus Bill <u>Investment:</u> none <u>Summary:</u> Requires OHCS programs related to energy efficiency to align with other new and existing programs with state greenhouse emission reduction goals, to consult and/or align with other agencies to improve program access and reduce barriers to energy efficiency measures and prioritize actions that help environmental justice communities. Additionally this updates to the cooling website and requires OHCS Director to serve on the Oregon Climate Action Commission.	26	Program Update	Policy
HSD	Racially-Equitable Outcomes-Directed Funding Implementation (ROFI, HB2100) <u>Investment:</u> none <u>Summary:</u> To reduce racial disparities in the population of persons experiencing homelessness in Oregon by identifying actionable and OHCS values-aligned recommendations of the Task Force on Racial Disparities in Homelessness for implementation for the 2025-27 biennium, including changes to funding and contracting methods, and operationalizing equity in HSD programs.	27	Program Update	Policy
HSD	Energy One-Stop Shop <u>Investment:</u> none <u>Summary:</u> Requires Oregon Department Of Energy to work with OHCS to create a whole home energy savings program.	28	Program Update	Policy
HSD	Culturally Specific Org Investments Eviction Prevention <u>Investment:</u> \$16.5M General Fund <u>Summary:</u> The funding is part of the \$55 Million package for eviction prevention with set aside of 30% (\$16.5 Million) for culturally specific organizations. The organizations we are funding with this investment was approved and named by the Governor's Office. The grantees selected are Immigrant and Refugee Org (IRCO), Oregon Worker Relief Coalition (OWRC), Urban League (Project Empowerment). Each organization has an existing program developed in 21-23 Biennium and will continue their respective programs into 23-25 Biennium.	36	Plug & Play	Investment & Programming

Research Team (RT) Projects

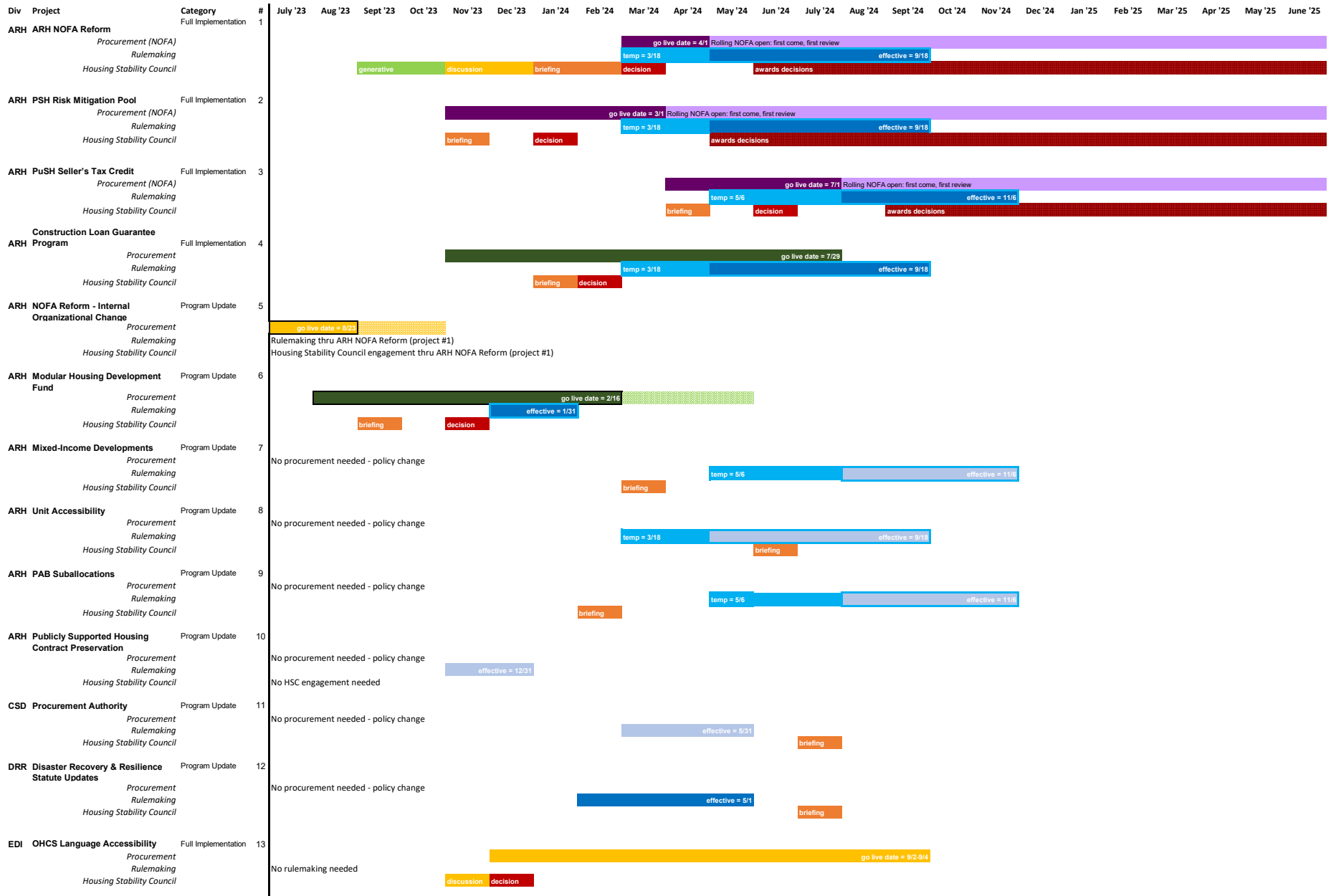
Div	Project Name	ID #	Project Category	Project Type
RT	Outcomes and Spenddown Budget Note	29	Program Update	Policy
	<u>Investment:</u> none <u>Summary:</u> This project implements a budget note to maintain and update data dashboards or other publicly accessible information that provides information on outcomes of state investments. The information must include spend down information of state and non-state funding sources, be available by program, date, county or region, and local service provider, and be available on the agency's web site. At least once per year, OHCS is directed to report to the Joint Committee on Ways and Means on related information.			
RT	Oregon Housing Needs Analysis (OHNA)	30	Full Implementation	Policy
	<u>Investment:</u> \$702,432 in General Funds <u>Summary:</u> The OHNA was created to help address the housing supply constraints and affordability issues in Oregon with the stated purpose ". . . to further the: (a) Production of housing to meet the need of Oregonians at all levels of affordability; and (b) Production of housing in a way that creates more housing choice by affirmatively furthering fair housing, as defined in ORS 197.290. This project establishes a new role for OHCS to update a publicly available statewide housing production dashboard. This project directs that OHCS must, on an annual basis, update publicly available statewide housing equity indicators, and no later than January 1, 2025: (a) Publish a statewide housing production dashboard and (b) Publish statewide housing equity indicators.			

Special Initiatives Division (SID) Projects - Engaging in Emergency Homelessness Response

Div	Project Name	ID #	Project Category	Project Type
SID	Long Term Rent Assistance Program (LTRA) <u>Investment:</u> \$39.7M in General Funds <u>Summary:</u> The project will provide rental subsidy to increase housing access and long -term housing stability for people exiting homelessness through the implementation of EO 23-02 and HB5019 rehousing investments.	31	Full Implementation	Investment & Programming
SID	Long Term Rent Assistance Program (LTRA) Balance of State SPA <u>Investment:</u> \$39M in General Funds <u>Summary:</u> The program will provide longer-term rental assistance for people rehoused after homelessness. This amount would expand rehousing efforts from the 600 households included in HB 5019 and SB 5511, to an additional estimated 700 households statewide, with 25% of the funds set aside for distribution by culturally responsive organizations.	32	Full Implementation	Investment & Programming
SID	HB 5019 Continuation Funds <u>Investment:</u> \$215.6M in General Funds <u>Summary:</u> This investment continues early 2023 legislative investments realized in HB5019 related to Emergency Order 2023-02. Through HB5019, the Legislature allocated approximately \$123 million to achieve the Governor's stated goals in the emergency areas by Jan. 10, 2024: <ul style="list-style-type: none"> • Prevent 8,750 households from becoming homeless statewide; • Add 600 low-barrier shelter beds in emergency areas; • Rehouse at least 1,200 unsheltered households in emergency areas. In addition, HB 5019 appropriates \$27.4 million for the 26 rural communities that make up the Balance of State Continuum of Care, to achieve the following goals in Balance of State communities by Jun. 30, 2025: <ul style="list-style-type: none"> • Rehouse 450 households experiencing homelessness; • Expand shelter capacity by 100. Through SB 5511, the Legislature allocated an additional \$66 million to support continuation of activities and goals established by HB 5019 through the 2023-25 biennium: <ul style="list-style-type: none"> • Support continued operation of 600 low-barrier shelter beds created in emergency areas (\$45.8M) • Ongoing funding for maintaining rehousing and unit access for 1,200 households rehoused in emergency areas (\$17.5M) • Ongoing funding for street outreach and navigation workers in emergency areas (\$2.3M) 	33	Plug & Play	Investment & Programming
SID	Housing Choice Landlord Guarantee Program EO Expansion <u>Investment:</u> \$3M in General Funds <u>Summary:</u> This project expands participation in the Housing Choice Landlord Guarantee Program (HCLGP) to landlords participating in a rehousing initiative funded via HB5019 as part of Emergency Order 2023-02 efforts.	34	Program Update	Policy
SID	Eviction Prevention Resources <u>Investment:</u> \$55M in General Funds <u>Summary:</u> This project provides rental assistance through the ORE-DAP and the Eviction Prevention Rapid Response (EPRR) program. At least 30 percent of these funds are directed to culturally specific organizations to provide these services, with an emphasis on organizations that performed this work under contract with OHCS in the 2021-23 biennium, in an effort to ensure continuity in services. SID will administer the ORE-DAP and EPRR using same contracts as HB5019 funding (mirroring outcome requirements, reporting mechanisms, etc.)	35	Plug & Play	Investment & Programming

OHCS 2023-25 Blueprint: Project Level

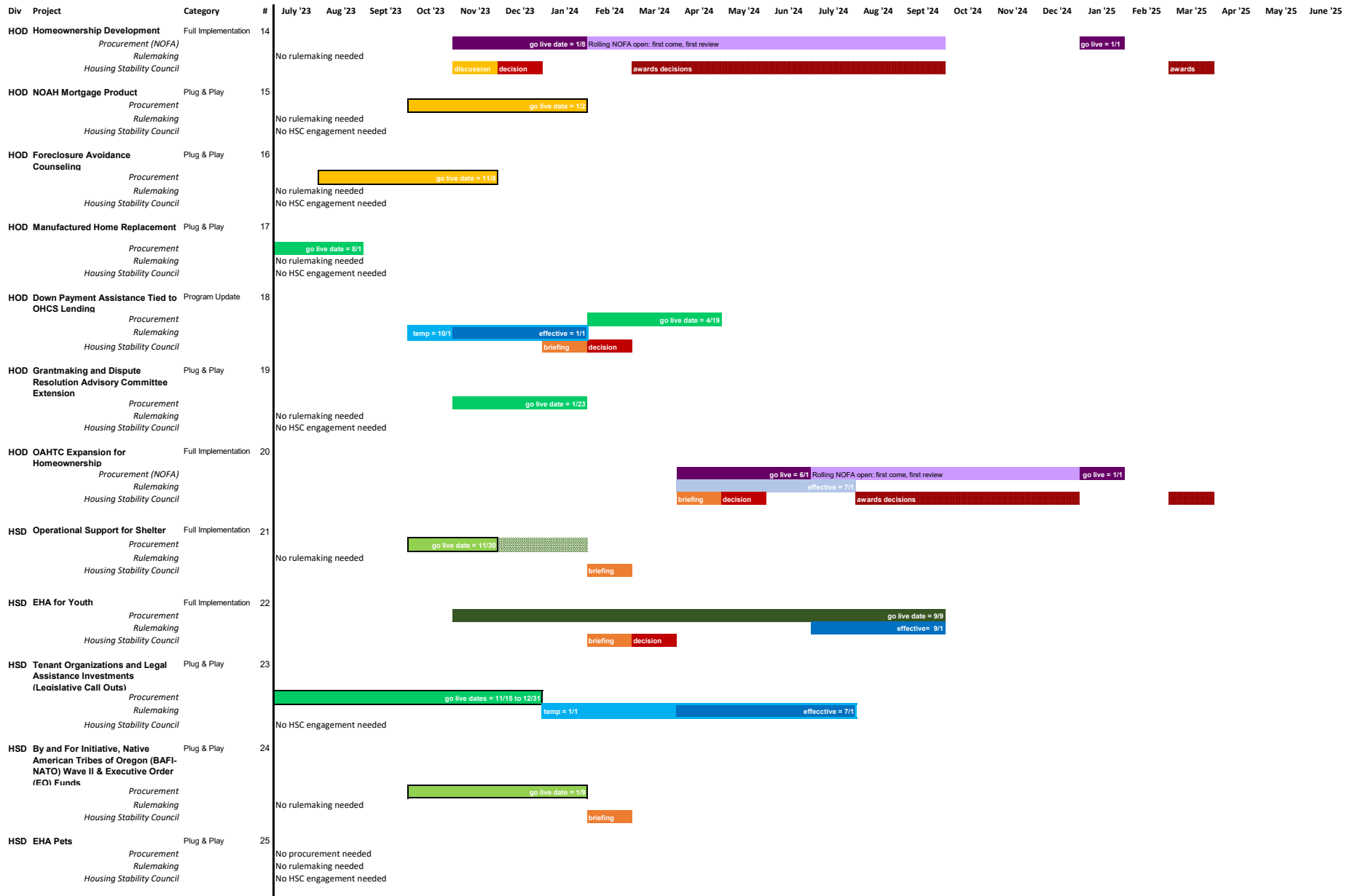
Go live date = NOFA Published or Procurement Completion Date



These timelines are estimates based on what we know now and may shift during project implementation. Updates will be available quarterly.
This information is accurate as of 12/01/2023.

OHCS 2023-25 Blueprint: Project Level

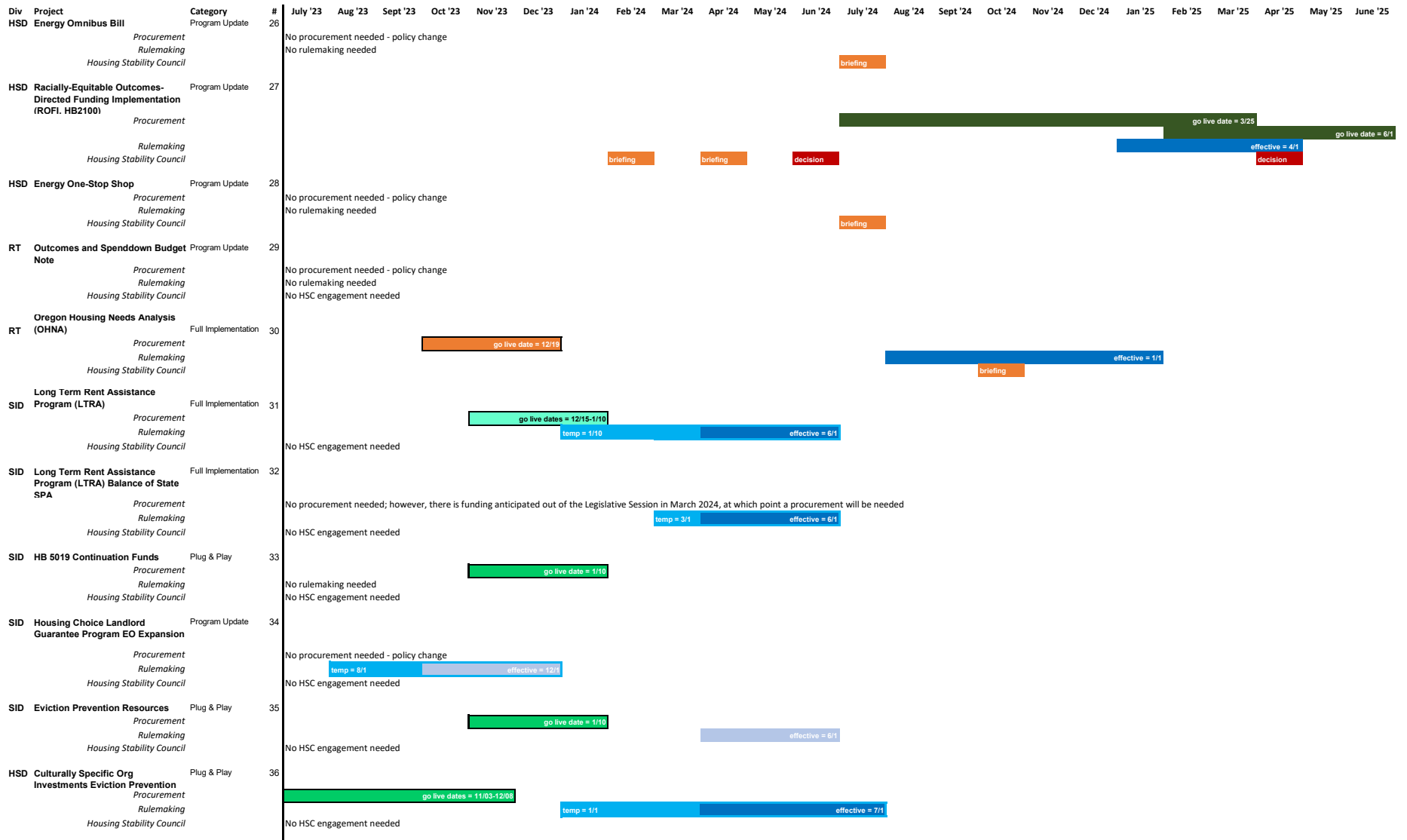
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OHCS 2023-25 Blueprint: Project Level

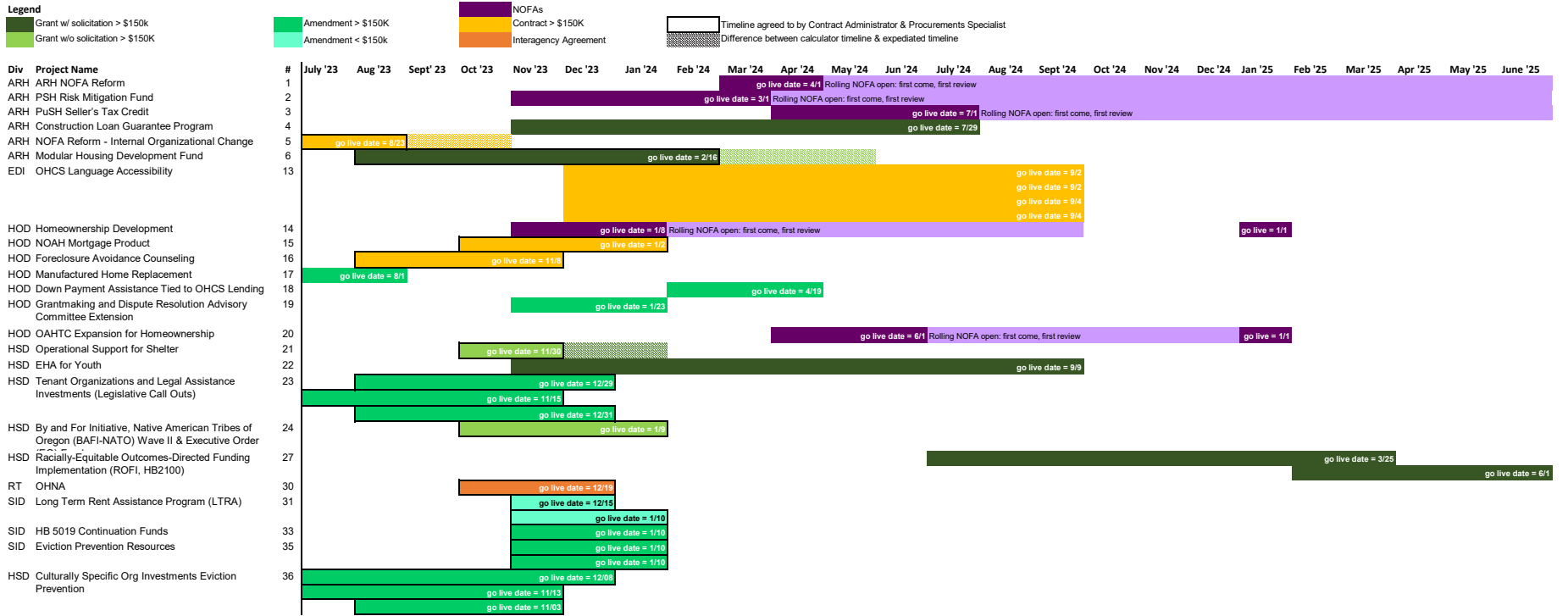
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OHCS 2023-25 Blueprint: Procurement

The timelines below displays the timeframe to develop a fund offering, starting with the date a formal procurement (based upon completed scope of work), is initiated in OregonBuys (or when NOFA is sent to DOJ for review), and ending on anticipated date contracts will be sent for execution (or NOFA is published)

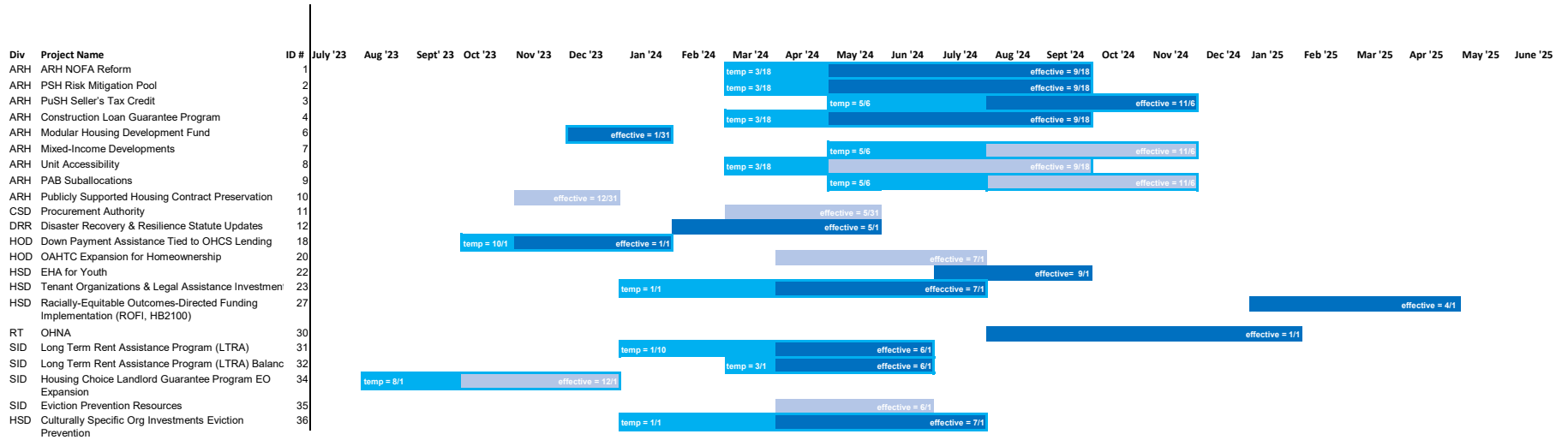


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OHCS 2023-25 Blueprint: Administrative Rulemaking

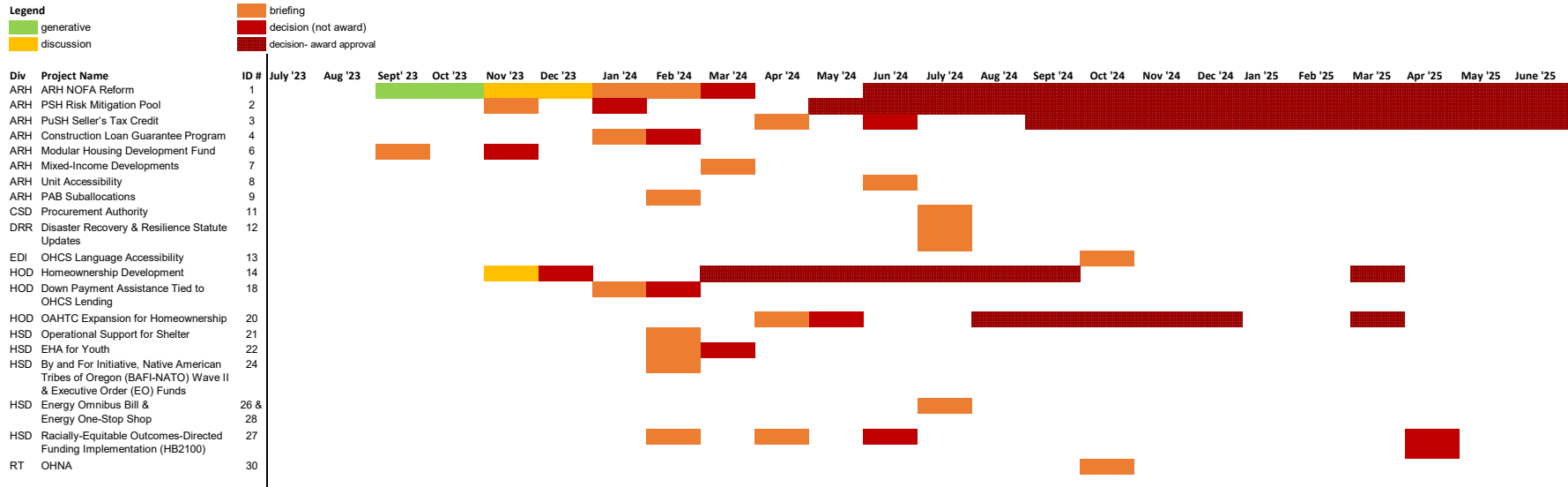
Legend

new rules need to be written & adopted	temporary rule order
existing rules need to be modified & amended	temporary rule effective duration



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OHCS 2023-25 Blueprint: Housing Stability Council



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