

Oregon Housing and Community Services

**Summary of 2017-19 Governor's
Budget**

**Kate Brown
Governor**

**Margaret Solle Salazar
Director**

Oregon Housing and Community Services Department

Summary of 2017-19 Governor’s Budget

Vision

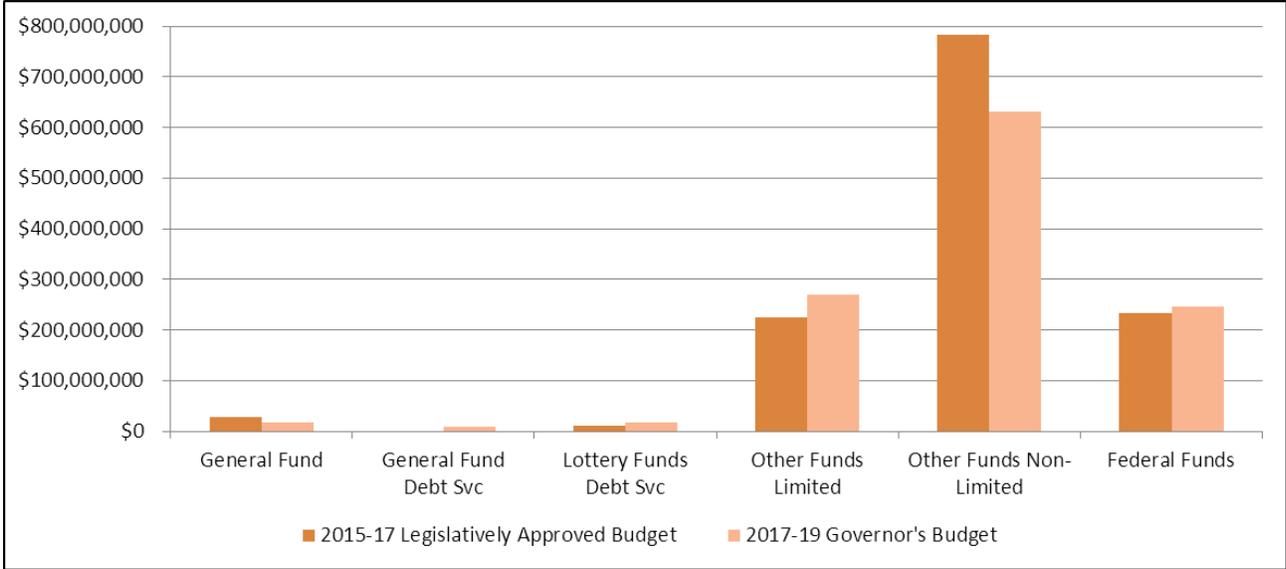
All Oregonians have the opportunity to pursue prosperity and live free from poverty.

Mission Statement

We provide stable and affordable housing and engage leaders to develop integrated statewide policy that addresses poverty and provides opportunity for Oregonians.

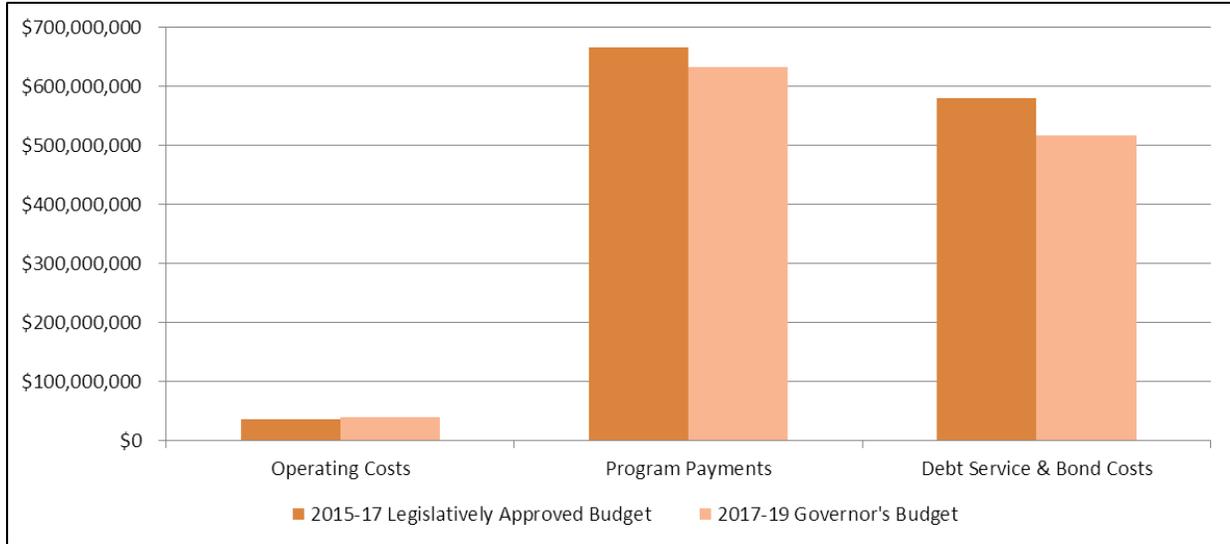
Comparison of 2015-17 and 2017-19 Budgets

Total Expenditure Limitation by Fund Type
(2015-17 is through September Emergency Board)



	2015-17	2017-19
General Fund	\$28,591,263	\$17,096,570
General Fund Debt Service	\$0	\$8,571,532
Lottery Funds Debt Service	\$11,676,469	\$17,081,530
Other Funds Limited	\$224,757,497	\$269,198,543
Other Funds Non-Limited	\$783,429,303	\$631,770,834
Federal Funds	\$232,438,294	\$245,063,593
All Funds	\$1,280,892,826	\$1,188,782,602

Total Expenditure Limitation by Usage



	2015-17	2017-19
Operating Costs	\$36,242,879	\$39,646,244
Program Payments	\$664,781,627	\$632,524,624
Debt Service and Bond Costs	\$579,868,320	\$516,611,734
All Funds	\$1,280,892,826	\$1,188,782,602
Positions/FTE	150 / 137.59	159 / 151.68

Changes from 2015-17 Budget

Housing Stabilization Programs

Transfer Food programs to DHS

Four food assistance programs were transferred to the Department of Human Services in 2015. OHCS' 2015-17 budget included funding for the transition period, which is now complete.

- 2017-19: \$0 GF, \$0 FF
- 2015-17: \$590,860 GF, \$596,453 FF

Homeless Assistance Programs remain at Current Service Level

Permanent funding for the Emergency Housing Assistance (EHA) and State Homeless Assistance Programs (SHAP) was retained, however \$10,000,000 in one-time funding provided during the 2016 Legislative Session was phased out.

Note: The General Fund appropriation for EHA expenditures is transferred to a separate account in order to protect the funds if unspent. Only the General Fund amounts are shown below.

- 2017-19: EHA \$6,696,832 GF, SHAP \$3,424,921 GF
- 2015-17: EHA \$14,457,890 GF, SHAP \$5,344,443 GF

Wildfire Damage Housing Relief Program

One-time funding created through House Bill 3148 was phased out. The program was designed to provide grants of up to \$5,000 to qualifying households. The program applies to individuals or families whose federal adjusted gross income for the preceding year is 75 percent of federal poverty guidelines, and who suffer a loss of housing due to a wildfire. The one-time General Fund appropriation was transferred to a separate account in order to protect the funds if unspent.

- 2017-19: \$0 GF, \$50,240 OF
- 2015-17: \$50,000 GF

Extended Funding for Oregon Energy Assistance Program

The 2011, 2013, and 2015 Legislative Sessions provided increased temporary funding for the Oregon Energy Assistance Program, however the increased funding is set to expire in 2018. This temporary increase allowed an additional \$5 million/year to be collected from residential electricity consumers to provide bill payment assistance to eligible low-income Oregonians. The 2017-19 budget includes expenditure limitation for six months of the biennium.

- 2017-19: \$35,565,906 OF
- 2015-17: \$40,613,759 OF

Implement the Elderly Rental Assistance Program

In 2015, the Legislature approved Senate Bill 296, which transferred the Elderly Rental Assistance (ERA) program from the Department of Revenue to OHCS beginning July 1, 2017. OHCS will use ERA funds for rent deposits and rental assistance subsidies. OHCS received one part-time position to administer this program.

Note: The General Fund appropriation for ERA expenditures is transferred to a separate account in order to protect the funds if unspent. Only the General Fund amounts are shown below.

- 2017-19: 1 position, 0.5 FTE, \$1,500,000 GF
- 2015-17: 0 positions, 0.0 FTE, \$0 GF

Continue the HUD Section 811 Project Rental Assistance Program

In March 2015, OHCS was awarded \$2,335,000 from the U.S. Department of Housing and Urban Development (HUD) for the Section 811 Project Rental Assistance program. The program provides project-based rental assistance to extremely low-income persons with mental, intellectual and/or developmental disabilities, and allows them to live in the community as independently as possible by increasing the supply of rental housing linked with supportive services. The tenants will receive rental assistance through OHCS and supportive services through DHS and/or Oregon Health Authority. The 2017-19 budget includes one permanent and one temporary part-time position.

- 2017-19: 2 positions, 1.0 FTE, \$1,072,507 FF
- 2015-17: 2 positions, 0.75 FTE, \$1,008,874 FF

Housing Finance Programs

Local Innovation and Fast-Track Housing (LIFT) Program

The 2015 Legislature approved \$40 million in Article XI-Q bonds to establish the LIFT program, and the 2017-19 Governor's Budget added an additional \$60 million in bond proceeds. The program's objective is to build new affordable housing for low income households, especially families. In addition to the \$60 million in bond proceeds, the 2017-19 budget includes both temporary and permanent positions and funding to administer the program.

- 2017-19: 3 positions, 2.0 FTE, \$561,218 GF, \$60,143,480 OF
- 2015-17: 1 position, 0.67 FTE, \$159,385 GF, \$40,000,000 OF

Additional Staffing for Housing Finance Programs

The Multifamily Finance section has experienced significant work load increase as a result of the crisis in affordable housing availability, more frequent funding opportunities for partners, and additional funding sources. The 2017-19 budget includes two additional full-time positions to add capacity in the Multifamily Finance section.

The Single Family section is pursuing options to increase the loan volume in the department's mortgage program and to maintain program operation regardless of market conditions. The 2017-19 budget includes two additional full-time positions for the Single Family section.

- 2017-19: 26 positions, 25.5 FTE, Personal Services costs: \$189,059 GF, \$5,143,021 OF, \$528,219 FF
- 2015-17: 22 positions, 21.5 FTE, Personal Services costs: \$3,883,306 OF, \$359,807 FF

Lottery Bonds for Housing Development

The 2015 and 2016 Legislature approved \$5.0 million in Lottery-backed bonds for preserving affordable housing with expiring federal rent subsidies. The 2017-19 budget includes \$10 million in Lottery-backed bonds that can be used for preserving subsidized housing, preserving manufactured home parks, or to provide gap financing paired with 4% Low Income Housing Tax Credits.

- 2017-19: \$10,000,000 OF
- 2015-17: \$5,000,000 OF

Continue the Homeownership Stabilization Initiative

The foreclosure prevention program funded with Troubled Asset Relief Program funds received \$94.5 million in additional funding in February 2016, and is now expected to continue through December, 2020. Only a portion of the initiative's administrative expenses and none of the program expenses are included in OHCS' budget.

- 2017-19: 25 positions, 21.43 FTE, \$3,888,243 OF
- 2015-17: 27 positions, 16.17 FTE, \$3,129,321 OF

No Funding for Foreclosure Avoidance Program

The 2015 and 2016 Legislature approved \$4,167,660 in pre-mediation counseling and legal assistance contracts to assist homeowners in danger of foreclosure. The 2017-19 budget does not include any General Fund appropriation to continue this work.

- 2017-19: \$0 GF
- 2015-17: \$4,167,660 GF

Central Services

Additional Staffing for Data and Research

The Information Services section contains two permanent research analyst positions in the 2015-17 budget. The 2017-19 budget includes two additional positions, doubling the capacity to support program staff and decision makers.

- 2017-19: 9 positions, 9.0 FTE, Personal Services costs: \$290,986 GF, \$1,581,522 OF, \$250,481 FF
- 2015-17: 7 positions, 7.0 FTE, Personal Services costs: \$0 GF, \$1,302,231 OF, \$221,383 FF

Support for Court Appointed Special Advocates Program

The Governor's Budget includes \$850,000 in additional funds for the Court Appointed Special Advocates (CASA) program. The funds will be used to contract with attorneys to provide legal consultation and training for CASA volunteers.

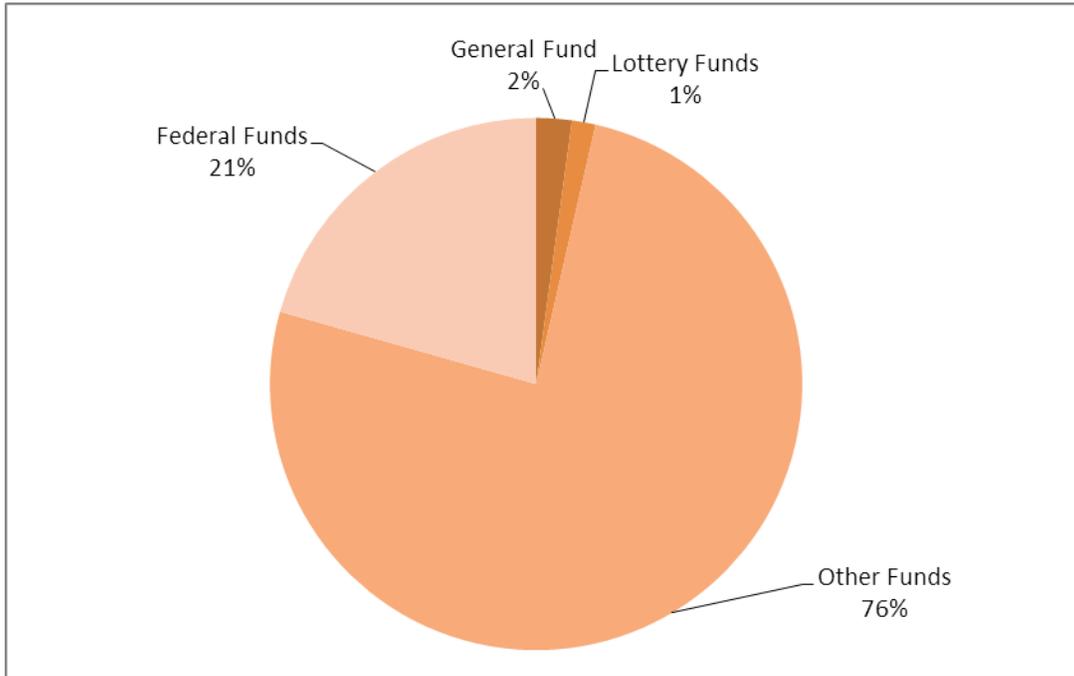
- 2017-19: \$3,498,334 GF, \$3,381,872 OF
- 2015-17: \$ 2,776,396 GF, \$2,498,980 OF

No Funding for Oregon Volunteers Administrative Needs

The 2015-17 Budget included \$250,000 General Fund for administrative costs in the Oregon Volunteers program. The 2017-19 budget does not include any General Fund appropriation to support this program.

- 2017-19: \$0 GF, \$192,200 OF, \$7,107,780 FF
- 2015-17: \$ 250,000 GF, \$0 OF, \$5,002,904 FF

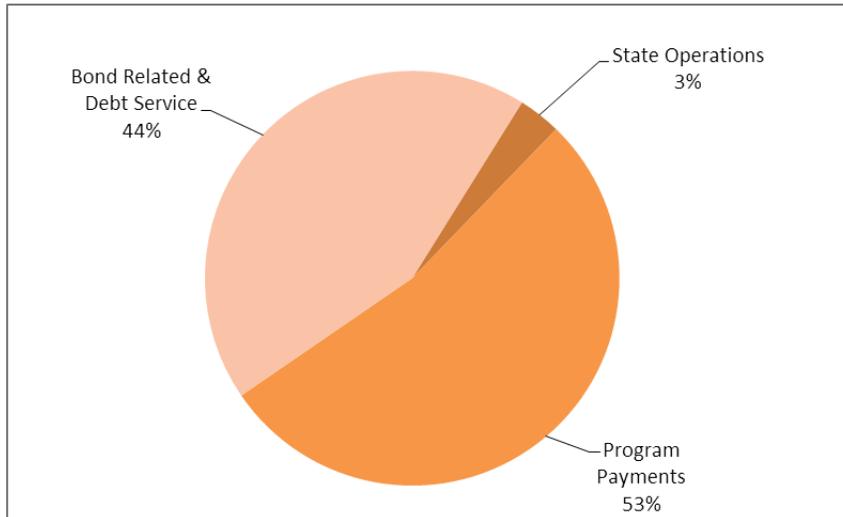
**Total 2017-19 Budget by Fund Type
\$1.189 Billion**



<u>Fund Type</u>	<u>Amount</u>
General Fund (including Debt Service)	\$25,668,102
Lottery Funds Debt Service	\$17,081,530
Other Funds	\$900,969,377
Federal Funds	<u>\$245,063,593</u>
Total 2017-19 Governor’s Budget	\$1,188,782,602

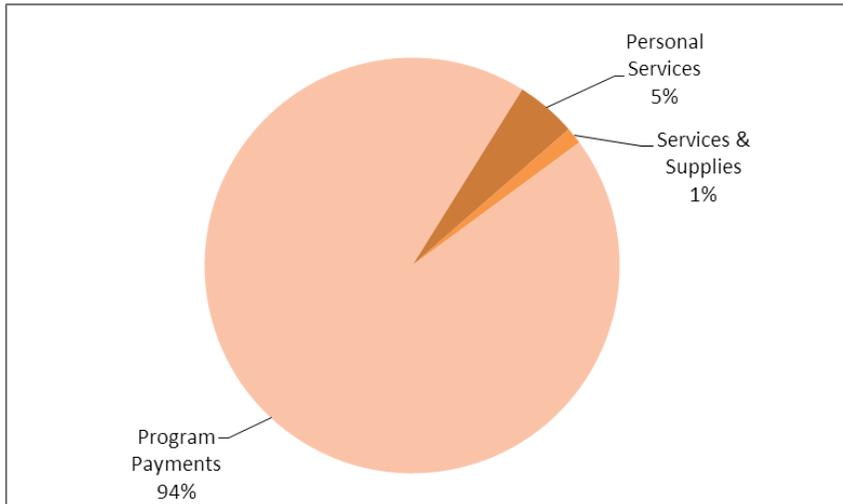
Note: OHCS also allocates approximately \$26 million in state and federal housing development tax credits annually, which provides \$90 million in equity to housing developers. In addition, OHCS allocates \$7.5 million in annual tax credits through Individual Development Accounts and provides \$40 million annually in payments through OHSI, none of which are reflected in the budget.

**Total 2017-19 Governor’s Budget by Usage
\$1.189 Billion**



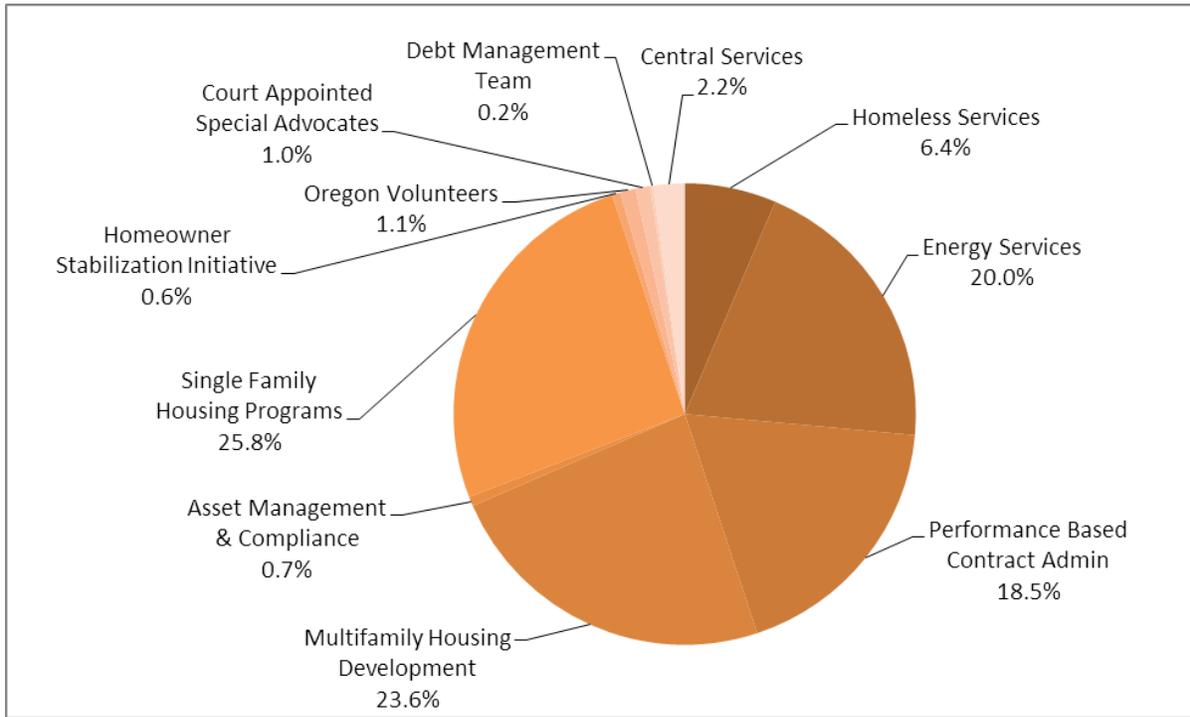
<u>Usage</u>	<u>Amount</u>
Operating Costs	\$39,646,244
Program Payments	\$632,524,624
Debt Service & Bond Costs	<u>\$516,611,734</u>
Total 2017-19 Governor’s Budget	\$1,188,782,602

**2017-19 Governor’s Budget excluding Debt Service and Bond Costs
\$672.2 Million**



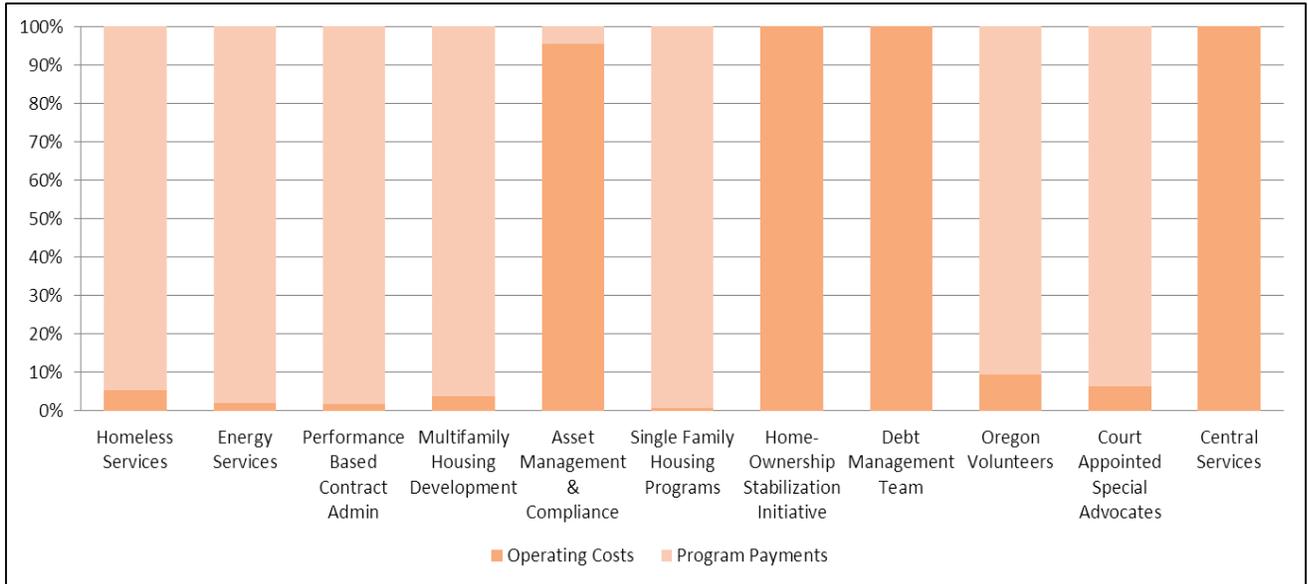
<u>Usage</u>	<u>Amount</u>
Personal Services	\$31,668,739
Services & Supplies	\$7,977,505
Program Payments	<u>\$632,524,624</u>
Total	\$672,170,868

**Budget by Program Area, excluding Debt Service and Bond Costs
\$672.2 Million**



<u>Program Area</u>	<u>Amount</u>
Housing Stabilization Programs	
Homeless Services	\$43,063,183
Energy Services	\$134,751,145
Performance Based Contract Admin	\$124,126,168
Housing Finance Programs	
Multifamily Housing Development	\$158,404,890
Asset Management & Compliance	\$4,459,331
Single Family Housing Programs	\$173,136,732
Homeownership Stabilization Initiative	\$3,888,243
Debt Management	\$1,451,913
Central Services	
Oregon Volunteers	\$7,299,980
Court Appointed Special Advocates (CASA)	\$6,880,206
Central Services	<u>\$14,709,077</u>
Total	\$672,170,868

Operating Costs and Program Payments by Program Area \$672.2 Million



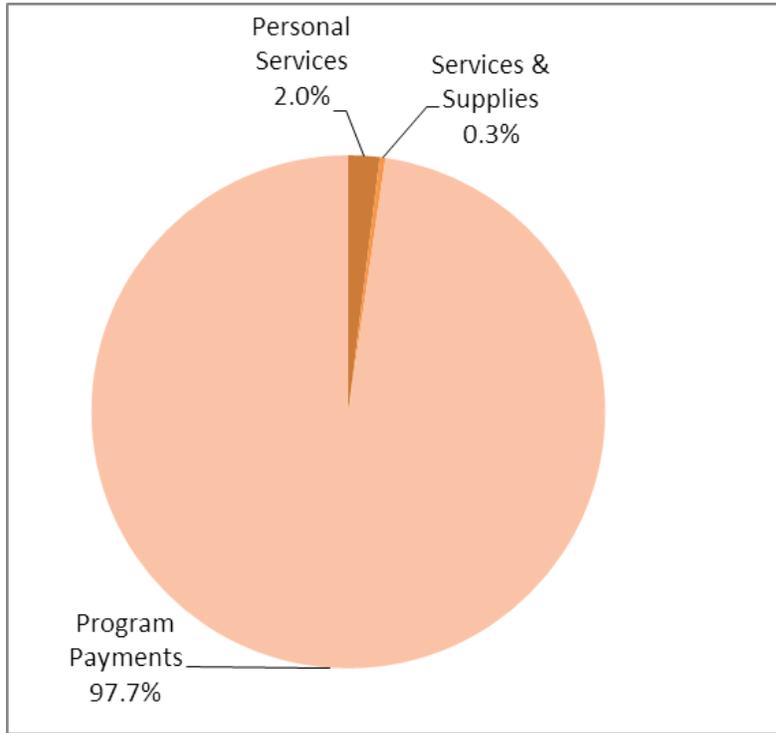
<u>Program Area</u>	<u>Operating Costs</u>	<u>Program Payments</u>
Housing Stabilization Programs		
Homeless Services	\$2,289,655	\$40,773,528
Energy Services	\$2,598,547	\$132,152,598
Performance Based Contract Admin	\$2,095,744	\$122,030,424
Housing Finance Programs		
Multifamily Housing Development	\$5,831,585	\$152,573,305
Asset Management & Compliance	\$4,256,079	\$203,252
Single Family Housing Programs	\$1,400,339	\$171,736,393
Homeownership Stabilization Initiative	\$3,888,243	\$0
Debt Management	\$1,451,913	\$0
Central Services		
Oregon Volunteers	\$692,200	\$6,607,780
Court Appointed Special Advocates (CASA)	\$432,862	\$6,447,344
Central Services	<u>\$14,709,077</u>	<u>\$0</u>
Total	\$39,646,244	\$632,524,624

Housing Stabilization Division

Program Areas

	Pos	FTE	General Fund	Other Funds	Federal Funds	Total
Homeless Services	10	9.5	\$12,449,951	\$12,876,813	\$17,736,419	\$43,063,183
Energy Services	10	10.0	\$0	\$54,656,926	\$80,094,219	\$134,751,145
Performance Based Contract Admin	10	9.5	\$0	\$2,007,746	\$122,118,422	\$124,126,168
Total	30	29.0	\$12,449,951	\$69,541,485	\$219,949,060	\$301,940,496

Housing Stabilization Programs by Category



<u>Category</u>	<u>Amount</u>
Personal Services	\$5,931,476
Services & Supplies	\$1,052,470
Program Payments	<u>\$294,956,550</u>
Division Total	\$301,940,496

Housing Stabilization Division Programs

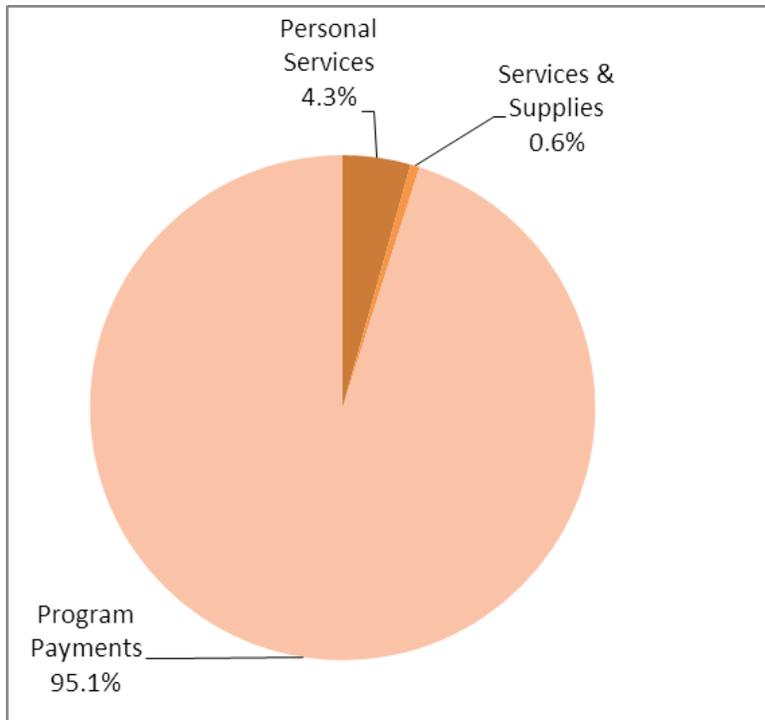
The Housing Stabilization Division (HSD) programs are designed to prevent and end homelessness. These programs include:

- **Homeless Assistance Programs** deliver services that enable households that are homeless or at risk of homelessness to maintain or regain housing stability.
- **Rental Assistance Programs** are available to Oregonians earning at or below 50% of area median income. These programs offer rental assistance and refundable security deposits paid directly to property owners on the tenants' behalf.
- **Low-Income Energy Assistance** programs provide bill payment assistance to eligible households earning 60% or less of Oregon's median income.
- **Low-Income Weatherization Assistance Programs** provide home health and safety improvements, heating system repair and replacement, energy conservation services, and baseload measures to households earning 200% or less of the federal poverty level.
- The **HUD Project-Based Rental Assistance Programs** provide rent subsidy payments paid directly to property owners. These subsidies ensure that tenants pay no more than 30 percent of their income for rent. Contract administration of these programs includes contract renewals, rent adjustments, tenant complaint resolution, and on-site monitoring of owner policies, procedures, and practices as well as follow-up on physical inspection findings.

Housing Finance Division Program Areas

	Pos	FTE	General Fund	Other Funds	Federal Funds	Total
Multifamily Housing Development	24	23.5	\$778,635	\$143,347,129	\$14,279,126	\$158,404,890
Asset Management & Compliance	20	19.0	\$0	\$4,097,273	\$362,058	\$4,459,331
Single Family Housing Programs	7	6.5	\$0	\$172,415,511	\$721,221	\$173,136,732
Homeownership Stabilization Initiative	25	21.43	\$0	\$3,888,243	\$0	\$3,888,243
Debt Management Section	6	6.0	\$0	\$1,451,913	\$0	\$1,451,913
Total	82	76.43	\$778,635	\$325,200,069	\$15,362,405	\$341,341,109

Housing Finance Programs by Category



<u>Category</u>	<u>Amount</u>
Personal Services	\$14,829,582
Services & Supplies	\$1,998,577
Program Payments	<u>\$324,512,950</u>
Division Total	\$341,341,109

Housing Finance Division Programs

The Housing Finance Division (HFD) programs provide affordable rental and homeownership opportunities. These programs include:

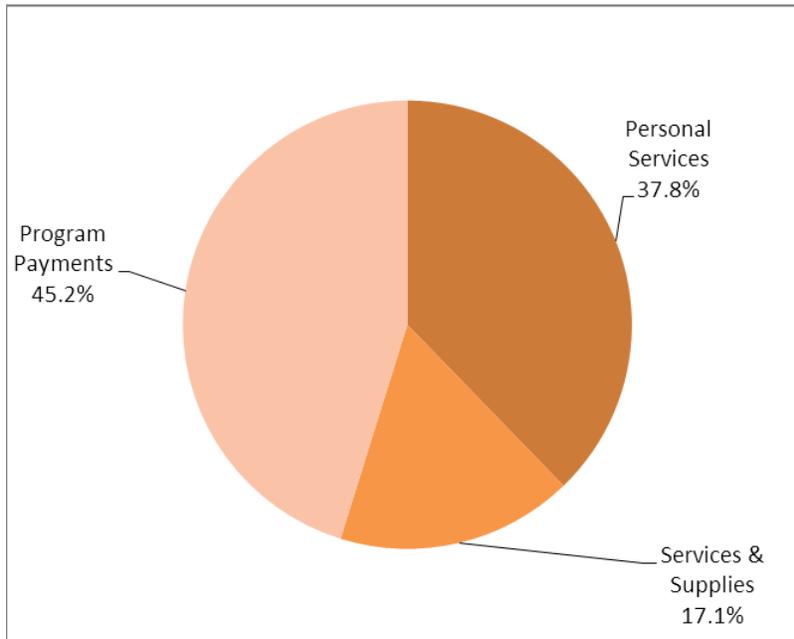
- **Multifamily Rental Housing Development Programs** provide a continuum of housing options for low-income and fragile Oregonians. Federal and state-funded programs provide financing for the development of new housing units, rehabilitation of existing housing units, and preservation of affordable housing projects with project-based Section 8 and Rural Development rental subsidies.
- **Asset Management and Compliance** monitoring of projects that have received funding ensures that the projects meet regulatory requirements of the various funding sources. Many properties are physically inspected on a regular basis, and a review of management is conducted to ensure compliance with regulatory standards, federal regulations, and state rules. The projects' financial statements are reviewed annually to ensure the fiscal viability of the project.
- **Single Family Housing Programs** expand access to affordable homeownership through below market rate residential loans, as well as assisting homeowners in purchasing and retaining their homes through education, foreclosure counseling, and financial assistance services. These programs benefit homebuyers and homeowners who are typically not served by traditional lenders, and who would not otherwise have access to the housing market and homeownership services.
- The **Homeownership Stabilization Initiative** program assists at-risk homeowners to avoid foreclosure through a number of activities. The program—known nationally as the Hardest Hit Fund (HHF) program—is funded entirely by federal Troubled Asset Relief Program (TARP) resources from the US Department of Treasury. Oregon is one of 18 states awarded funds because of the severe impacts suffered during the recent economic recession. The overall goal of the program is to stabilize the housing market through foreclosure prevention activities. Oregon received \$94.5 million in additional funding in February 2016, and the program is now expected to continue through December 2020.
- **Debt Management** of the department's bond-financed loan programs includes disbursement of bond proceeds to finance multifamily and single-family mortgage loans, bond issuance costs, administrative expenses related to outstanding debt, and asset-protection costs associated with foreclosures and acquired properties.

Central Services

Central Services Sections

	Pos	FTE	General Fund	Other Funds	Federal Funds	Total
Director's Office	3	3.0	\$0	\$1,115,857	\$140,845	\$1,256,702
Public Affairs Office	8	8.0	\$0	\$1,974,678	\$509,119	\$2,483,797
Administrative and Employee Services	9	9.0	\$0	\$1,468,167	\$570,173	\$2,038,340
Chief Financial Office	4	4.0	\$0	\$883,247	\$170,174	\$1,053,421
Finance Section	12	11.25	\$35,015	\$3,418,764	\$945,706	\$4,399,485
Information Services	9	9.0	\$334,635	\$2,834,367	\$308,330	\$3,477,332
Oregon Volunteers	1	1.0	\$0	\$192,200	\$7,107,780	\$7,299,980
Court Appointed Special Advocates	1	1.0	\$3,498,334	\$3,381,872	\$0	\$6,880,206
Total	47	46.25	\$3,867,984	\$15,269,152	\$9,752,127	\$28,889,263

Central Services by Category



Category

Amount

Personal Services
 Services & Supplies
 Program Payments
Total

\$10,907,681
 \$4,926,458
\$13,055,124
\$28,889,263

Central Services

The Central Services program unit includes the administrative functions for the department, and the Oregon Volunteers programs. Most of the agency's shared costs are in this program unit as well, such as facilities rent and state government service charges.

- The **Director's Office** provides the leadership for the Department, and includes the Director and executive support staff and the Housing Stability Council.
- The **Administrative and Employee Services Section** includes facilities management, reception, mail services, administrative rules management, payroll, and human resources.
- The **Public Affairs Office** includes communications, legislative affairs, federal planning, and the agency Integrators.
- The **Chief Financial Office** includes the Chief Financial Officer, the Budget Unit, and the internal audit functions. Responsibilities include financial oversight for the agency and developing, implementing, and maintaining all aspects of the agency's budget.
- The **Finance Section** responsibilities include grant monitoring and compliance, financial reports for the agency's enterprise funds, contract management, purchasing, accounts payable and receivable, and cash management.
- The **Information Services Section** has responsibility for planning, implementing, and maintaining all aspects of the agency's information systems. Technology-related pooled costs are included in this section.
- **Oregon Volunteers** programs are overseen by the Oregon Commission for Voluntary Action & Service, and promote and support AmeriCorps, Court Appointed Special Advocates (CASA), volunteerism, and civic engagement to strengthen Oregon communities.

Oregon Housing and Community Services

**Programs in 2017-19 Governor's
Budget**

**Kate Brown
Governor**

**Margaret Solle Salazar
Director**

Housing Stabilization Division Programs

Homeless Services Programs	Fund Type	2017-19 Limitation Amount
<p>Community Services Block Grant (CSBG) These funds are awarded by the US Department of Health & Human Services (DHHS). CSBG provides operating funds for community action agencies (CAAs) and supports anti-poverty programs.</p>	Federal Funds	\$10,694,841
<p>Emergency Housing Assistance (EHA) Revenue sources include a General Fund appropriation which is transferred to Other Funds, and funds received through the 2009 Housing Opportunity Bill (HB 2436). This bill increased the fee collected for the recording of certain real property documents by \$15 and transfers the funds to OHCS. The fee was increased to \$20 in 2013 and the additional funds are dedicated to services for veterans. Ten percent of total receipts are dedicated to the EHA program.</p> <p>This program helps fund emergency shelters, transitional housing, rapid re-housing, homelessness prevention, supportive in-home services, veteran's housing assistance, data collection, and community capacity-building designed to prevent and reduce homelessness.</p>	General Fund Other Funds	\$6,696,832 \$10,352,266
<p>Elderly Rental Assistance (ERA) This program was transferred to OHCS from the Department of Revenue in the 2015 Legislative session. The program as administered by OHCS will align with the EHA program, but services will be targeted to elderly clients as defined by ERA statute.</p> <p>The General Fund appropriation is transferred to Other Funds and payments to community action agencies are paid from this account.</p>	General Fund Other Funds	\$1,500,000 \$1,500,000
<p>Emergency Solutions Grant Program (ESGP) Funds for this program are awarded by HUD as part of the 1987 McKinney Act. These funds are used to provide street outreach, emergency shelter, homelessness prevention, rapid re-housing, and data collection to prevent and reduce homelessness.</p>	Federal Funds	\$3,484,588
<p>HOME Tenant-Based Rental Assistance (TBRA) TBRA is part of the HOME Investment Partnership Program funded through HUD. These funds provide tenant-based rental assistance including rent subsidies, utilities, and refundable security deposits for very low-income families and individuals.</p>	Federal Funds	\$2,395,132
<p>Homeless Management Information System (HMIS) OHCS has been designated by the Rural Oregon Continuum of Care to receive funding from HUD to operate the information system.</p>	Federal Funds	\$161,858

Homeless Services Programs	Fund Type	2017-19 Limitation Amount
<p>Housing Choice Landlord Guarantee Program (HCLGP) The program provides a guarantee to landlords for damages that may be caused by tenants with Housing Choice or VASH vouchers. OHCS requested additional funding for this program, which is not included in the Governor's Budget.</p> <p>The General Fund appropriation is transferred to the Housing Choice Landlord Guarantee account and payments to landlords are made from this account.</p>	<p>General Fund</p> <p>Other Funds</p>	<p>\$280,418</p> <p>\$433,293</p>
<p>Housing Permanent Living Utilizing Services (Housing PLUS) This program provides rent subsidies and supportive services for tenants in housing units financed with proceeds from the sale of lottery-backed bonds issued in the 2007-09 biennium.</p>	<p>Other Funds</p>	<p>\$461,504</p>
<p>Housing Stabilization Program (HSP) The Oregon Department of Human Services transfers a portion of its Temporary Assistance to Needy Families (TANF) funds to OHCS for this program. HSP provides funds for temporary housing-related assistance, stabilization services, case management, and data collection to address non-recurring needs of TANF eligible families who are homeless or at risk of becoming homeless.</p>	<p>Federal Funds</p>	<p>\$1,000,000</p>
<p>Individual Development Accounts (IDAs) Individual Development Accounts are matched savings accounts that build the financial management skills of qualifying Oregonians with lower incomes while they save towards a defined goal.</p>	<p>Other Funds</p>	<p>\$39,215</p>
<p>Low Income Rental Housing Funds (LIRHF) This program provides short- and medium-term rental assistance, including deposits, rent payments, and rental arrearages for homeless and at-risk households.</p>	<p>General Fund</p> <p>Other Funds</p>	<p>\$547,780</p> <p>\$40,295</p>
<p>State Homeless Assistance Program (SHAP) This program funds facility maintenance and operations for emergency shelters, supportive services for shelter residents, and data collection.</p>	<p>General Fund</p>	<p>\$3,424,921</p>
<p>Wildfire Damage Housing Relief Fund This program was established by the 2015 Legislature, and provides grants of up to \$5,000 to qualifying households that suffer a loss of housing due to wildfire.</p>	<p>Other Funds</p>	<p>\$50,240</p>
<p>Total Homeless Services Programs</p>		<p>\$43,063,183</p>

Energy Services Programs	Fund Type	2017-19 Limitation Amount
<p>Bonneville Power Administration (BPA) These funds are awarded by the Bonneville Power Administration for home energy conservation measures and home health-related repairs. The program is available to households that heat with electricity from a public utility. Households must be at or below 200% of the federal poverty level to be eligible for this program. BPA funds can also be combined with DOE and Low-Income Home Energy Assistance Program (LIHEAP) funds.</p>	Federal Funds	\$3,091,854
<p>Department of Energy (DOE) This program is funded through the US Department of Energy for home energy conservation measures and home health-related repairs. DOE provides home weatherization assistance to low-income renters and homeowners regardless of heating fuel source (termed “fuel blind”). These funds are available in all areas of the state. Households must be at or below 200% of the federal poverty level to be eligible for this program.</p>	Federal Funds	\$4,939,395
<p>Energy Conservation Helping Oregonians (ECHO) ECHO is funded by receipts from public purpose charges (PPC) collected by Portland General Electric (PGE) and PacifiCorp. The funds are used for home energy conservation measures and services, and are available to households that heat with electricity from one of these utilities. These funds can be combined with DOE and LIHEAP, but cannot be combined with BPA funds. Households must be at or below 200% of the federal poverty level to be eligible for this program.</p>	Other Funds	\$17,641,620
<p>Low-Income Home Energy Assistance Program (LIHEAP) Awarded by US Department of Health and Human Services (DHHS) for heating and cooling bill payment assistance to low-income renters and homeowners. Services include bill payment assistance, energy education, heating equipment repair or replacement, and case management. Households must be at or below 60% of state median income to be eligible for this program.</p>	Federal Funds	\$62,815,120
<p>LIHEAP Weatherization Fifteen percent of the LIHEAP award is used for home energy conservation measures and home health-related repairs. LIHEAP is also fuel blind and the funds are available in all areas of the state. LIHEAP and DOE are often combined to provide greater assistance to households.</p>	Federal Funds	\$9,247,850
<p>Multifamily Low Income Weatherization (MF LIW) Fifteen percent of the total PPC weatherization dollars collected is used for energy conservation measures in affordable rental housing development. The housing units must be in the utility service areas of PGE and PacifiCorp.</p>	Other Funds	\$1,449,400

Energy Services Programs	Fund Type	2017-19 Limitation Amount
Oregon Energy Assistance Program (OEA) This program is funded by receipts from monthly meter charges collected by Portland General Electric (PGE) and PacifiCorp. The program provides electric bill payment assistance and crisis assistance to low-income households, with priority assistance given to those in danger of service disconnection. Renters and homeowners at or below 60% of the state median income who are customers of PGE or PacifiCorp are eligible for this program.	Other Funds	\$35,565,906
Total Energy Services Programs		\$134,751,145

Performance-Based Contract Administration Programs	Fund Type	2017-19 Limitation Amount
Section 8 Performance-Based Contract Administration Funds are received from the US Department of Housing and Urban Development (HUD). Rent subsidy payments are paid directly to property owners. These subsidies ensure that tenants pay no more than 30% of their income for rent. OHCS also receives fees for contract administration and monitoring.	Federal Funds	\$121,165,609
	Other Funds	\$2,007,746
Section 811 Project Rental Assistance (PRA) Program This program provides project-based rental assistance to extremely low-income persons with mental, intellectual and/or developmental disabilities, and allows them to live in the community as independently as possible by increasing the supply of rental housing linked with support services.	Federal Funds	\$952,813
Total Performance-Based Contract Administration Programs		\$124,126,168

Housing Finance Division Programs

Multifamily Housing Development and Asset Management and Compliance	Fund Type	2017-19 Limitation Amount
Local Innovation and Fast-Track Housing (LIFT) program The 2015 Legislature approved \$40 million in Article XI-Q bonds to establish the LIFT program. The housing to be developed with the bonds is targeted to low income individuals and families. The Governor's Budget includes \$60 million in additional capital funds and three new positions to administer and ensure compliance with the program.	General Fund	\$561,218
	Other Funds	\$60,143,480

Multifamily Housing Development and Asset Management and Compliance	Fund Type	2017-19 Limitation Amount
<p>General Housing Assistance Program The 2009 Housing Opportunity Bill (HB 2436) increased the fee collected for the recording of certain real property documents by \$15 and transfers the funds to OHCS. The fee was increased to \$20 in 2013 with the additional funds dedicated to housing for veterans. The bill requires that 76 percent of these funds will be used to finance affordable multifamily rental housing.</p>	Other Funds	\$29,064,232
<p>Housing Development Grant Program Receipts from public purpose charges (PPC) collected by Portland General Electric and PacifiCorp and interest earnings from the Housing Fund corpus fund this program. These funds are used for construction, acquisition, and rehabilitation of multifamily properties. The program requires that resident services are incorporated with housing, and supports the match requirement for HOME program funds.</p>	Other Funds	\$17,274,032
<p>Preservation of Affordable Rental Housing Proceeds from the sale of lottery-backed bonds are used for gap financing to preserve low income housing units and their associated federal rent subsidies. The total includes bonds scheduled for issuance in the spring of 2017, and \$10.0 million in new funding included in the 2017-19 Governor's Budget. The 2017-19 funds have flexibility and can be used for preserving subsidized housing, preserving manufactured home parks, or to provide gap financing paired with 4% Low Income Housing Tax Credits.</p>	Other Funds	\$15,546,700
<p>Mental Health Housing The 2015 Legislature approved \$20 million in Lottery-backed bonds for financing the construction of housing for individuals with mental illness or addiction disorders. The Oregon Health Authority and its partners provided recommendations on project priorities to OHCS. Because the bonds will be issued early in 2017, the majority of the funds will be expended in the 2017-19 biennium.</p>	Other Funds	\$15,000,000
<p>HOME Partnership Investment Program (HOME) HOME funds are awarded by HUD to develop affordable housing for low- and very-low-income households. Eligible uses include acquisition, rehabilitation, and new construction of rental housing, and operating funds for community housing development organizations.</p> <p>OHCS charges fees to recover costs for certain administrative functions, which are shown here as Other Funds. The HOME program has a 4:1 match requirement which is partially provided by General Fund support in the Governor's Budget.</p>	General Fund Other Funds Federal Funds	\$217,417 \$63,712 \$14,521,490

Multifamily Housing Development and Asset Management and Compliance	Fund Type	2017-19 Limitation Amount
<p>Low Income Housing Tax Credits (LIHTC) The federal Low Income Housing Tax Credit is an incentive to encourage the construction and rehabilitation of rental housing for lower-income households. The program offers credits on federal tax liabilities for 10 years. OHCS uses both competitive and non-competitive processes to award credits in Oregon. The department receives fees from these processes and for on-going compliance monitoring.</p> <p>While the credits are a significant financing source for projects, they are not included in OHCS' budget. Only administration costs are included in the agency budget.</p>	Other Funds	\$3,343,109
<p>Pre-Development Program Loan repayments, interest, and fees fund this program. Pre-development loans are used for site acquisition and other costs incurred before a project is "shovel ready".</p>	Other Funds	\$1,703,707
<p>Community Incentive Fund The Community Incentive Fund was established with proceeds from the sale of lottery-backed bonds. The original bond proceeds have all been expended. Loan repayments and interest are now used as gap financing to fund preservation of properties with expiring rent subsidies.</p>	Other Funds	\$1,500,239
<p>Elderly & Disabled Housing Bond Program (E&D) Administration fees and distributions from the bond indenture are used for monitoring and compliance activities related to projects funded with E&D bond proceeds.</p>	Other Funds	\$1,369,896
<p>Manufactured Communities Resource Center (MCRC) MCRC is funded by annual assessments on manufactured homes located in parks and assessed as personal property and park registration fees from park owners. A portion of the annual assessment is returned to counties to offset collection costs. Funds are used for mediation, information, referrals, and technical assistance to manufactured home park tenants and owners.</p>	Other Funds	\$693,409
<p>Conduit Bond Program The conduit program provides tax-exempt bond proceeds to finance the construction, rehabilitation, and acquisition of multi-unit affordable housing for lower-income Oregonians through the issuance of "no obligation" debt to the bond issuer. The OHCS budget includes the administrative costs for issuing bonds, but does not include bond proceeds.</p>	Other Funds	\$549,103

Multifamily Housing Development and Asset Management and Compliance	Fund Type	2017-19 Limitation Amount
Oregon Affordable Housing Tax Credits (OAHTC) This program offers a state income tax credit for affordable housing loans. The credit requires that the tax benefit be used to reduce rents for tenants. Similar to the LIHTC program, OHCS receives fees for awarding these credits, and the credits are not included in OHCS' budget. The only budgeted costs are for administering the program.	Other Funds	\$488,179
Multifamily Housing/Risk Share Bond Program Administration fees and distributions from the bond indenture are used for monitoring and compliance activities related to projects funded with the program's bond proceeds.	Other Funds	\$483,720
HUD Section 811 Project Rental Assistance This program provides project-based rental assistance to extremely low-income persons with mental, intellectual and/or developmental disabilities, and allows them to live in the community as independently as possible by increasing the supply of rental housing linked with support services.	Other Funds Federal Funds	\$152,827 \$119,694
Other Multifamily Housing Grants, Loans, and Tax Credits Smaller programs that grant and loan funds are used to develop housing for specific populations are combined here. Most of these programs have limited activity and the expenditures shown are administrative costs. Programs include the Agriculture Worker Housing Development, HELP, Mobile Home Park Purchase, Oregon Rural Rehabilitation, and Vertical Housing programs.	Other Funds	\$68,057
Total Multifamily Housing Programs		\$162,864,221

Single Family Housing Programs	Fund Type	2017-19 Limitation Amount
Home Owner Assistance Program (HOAP) The 2009 Housing Opportunity Bill (HB 2436) increased the fee collected for the recording of certain real property documents by \$15 and transfers the funds to OHCS. The fee was increased to \$20 in 2013 and the additional funds are dedicated to programs for veterans. The bill requires that 14 percent of these funds be used for homeownership programs. HOAP provides funding to housing centers for pre-purchase home buyer education, financial coaching, and training. This program also provides down payment assistance to first-time homebuyers whose income does not exceed 80% of area median income.	Other Funds	\$3,259,183

Single Family Housing Programs	Fund Type	2017-19 Limitation Amount
National Foreclosure Mitigation Counseling Grant (NFMC) OHCS administers this federal grant to provide counseling to homeowners at risk of foreclosure. The counseling is provided through local organizations.	Federal Funds	\$190,000
Neighborhood Stabilization Program (NSP) NSP resources provide funding for the purchase and redevelopment of foreclosed, blighted, and vacant properties for the benefit of low-income households.	Federal Funds	\$531,221
Residential Loan Program (RLP) This program utilizes a network of approved lenders who originate, underwrite, and finance below market interest rate residential loans for eligible borrowers. The department invests in these loans by purchasing them from the lenders and holding them in its Residential Loan Program portfolio.	Other Funds	\$169,156,328
Total Single Family Housing Programs		\$173,136,732

Homeownership Stabilization Initiative	Fund Type	2017-19 Limitation Amount
Oregon Homeownership Stabilization Initiative (OHSI) This program assists at-risk homeowners to avoid foreclosure through a number of activities. Known nationally as the Hardest Hit Fund program, it is funded by federal Troubled Asset Relief Program (TARP) resources from the US Department of Treasury. Only costs of administering the program are included here, as the payments to homeowners are paid through the Oregon Affordable Housing Assistance Corporation.	Other Funds	\$3,888,243
Total Homeownership Stabilization Initiative		\$3,888,243

Bond Activities and Debt Service	Fund Type	2017-19 Limitation Amount
Debt Management Section This section oversees all aspects of OHCS' bond issuance and related administrative activities, including managing loan repayments from borrowers and debt service payments to bond holders.	Other Funds	\$1,451,913

Bond Activities and Debt Service	Fund Type	2017-19 Limitation Amount
<p>Elderly and Disabled General Obligation Bonds Bond proceeds from this program are used for construction or rehabilitation of housing units for elderly and special needs populations. OHCS has not issued bonds in this program for several years, but continues to receive loan repayments and make debt service payments to bond holders.</p> <p>(Capital Outlay for E&D bonds was incorrectly included in the Governor's Budget and will be corrected in the Legislatively Adopted Budget.)</p>	<p>Other Funds</p> <p>Debt Service</p> <p>Capital Outlay</p>	<p>\$528,131</p> <p>\$36,289,653</p> <p>\$25,000,000</p>
<p>Multifamily Housing Revenue Bonds Bond proceeds in this program are used for construction or rehabilitation of affordable multifamily rental housing units. OHCS has not issued bonds in this program for several years, but continues to receive loan repayments and make debt service payments to bond holders.</p>	<p>Other Funds</p> <p>Debt Service</p>	<p>\$1,597,651</p> <p>\$44,601,400</p>
<p>Single Family Mortgage Revenue Bonds The proceeds from the sale of these tax-exempt revenue bonds help eligible borrowers who meet certain income restrictions by offering them mortgage interest rates that are below the market rate. Loans made to individuals are included in the Residential Loan Program above.</p>	<p>Other Funds</p> <p>Debt Service</p>	<p>\$16,593,137</p> <p>\$365,274,805</p>
<p>Lottery-Backed Bonds Lottery-backed bonds have been used to provide funding for the Community Development Incentive Fund (2001-03 biennium); permanent supportive housing for Oregon's homeless through capital development, rent subsidies, and supportive services (2007-09); preserving multifamily rental housing (2009-11, 2011-13, 2013-15, 2015-17, and 2017-19); and Mental Health housing (2015-17).</p> <p>Costs for issuing bonds in the 2017-19 biennium and on-going debt service are included here. Proceeds from bonds are included in the Multifamily Housing Programs above.</p>	<p>Lottery Debt Service</p> <p>Other Funds</p>	<p>\$17,081,530</p> <p>\$243,895</p>
<p>Article XI-Q Bonds General Fund obligation bonds issued under this article of Oregon's constitution provide funds for the Local Innovation and Fast Track Housing (LIFT) program.</p> <p>The program was initially funded with \$40 million in the 2015-17 biennium. The 2017-19 Governor's Budget includes an additional investment of \$60 million.</p> <p>Costs for issuing bonds in the 2017-19 biennium and on-going debt service are included here. Proceeds from bonds are included in the Multifamily Housing Programs above.</p>	<p>General Fund Debt Service</p> <p>Other Funds</p>	<p>\$8,571,532</p> <p>\$830,000</p>
Total Bond-Related Activities and Debt Service		\$518,063,647

Central Services

Central Services	Fund Type	2017-19 Limitation Amount
Director's Office The Director's Office provides the leadership for the Department, and includes the Director and executive support staff.	Other Funds Federal Funds	\$1,071,811 \$140,845
Housing Stability Council The Housing Stability Council consists of nine members who are appointed by the Governor. The Council advises the agency, Governor, Legislature, other state agencies, and local governments on housing issues.	Other Funds	\$45,361
Public Affairs Office Administration This section includes legislative liaison, communications staff, federal planning, and the agency Integrators.	Other Funds Federal Funds	\$1,975,336 \$509,119
Administrative and Employee Services This section provides reception and mail services, facilities management, and all personnel management functions for the agency.	Other Funds Federal Funds	\$1,468,770 \$570,173
Chief Financial Office This area includes the Chief Financial Officer, the Budget Unit, and the Internal Auditor.	Other Funds Federal Funds	\$883,329 \$170,174
Finance Section This section is responsible for grant monitoring and compliance, financial reports for the agency's enterprise funds, contract management, purchasing, accounts payable and receivable, and cash management.	General Fund Other Funds Federal Funds	\$35,015 \$1,592,664 \$736,097
Information Technology Section This section develops and maintains agency information systems, provides research and data for all programs, and serves as the agency's computer Help Desk.	General Fund Other Funds Federal Funds	\$334,635 \$1,688,779 \$250,481
Department and IS Pools Agency-wide costs that are allocated to program areas. These costs include assessments and usage charges from other agencies, rent, and other operating costs that benefit all programs.	Other Funds Federal Funds	\$2,969,030 \$267,458
Total Central Services		\$14,709,077

Oregon Commission on Voluntary Action and Service	Fund Type	2017-19 Limitation Amount
Oregon Volunteers promotes and supports AmeriCorps, volunteerism, and civic engagement in order to strengthen Oregon communities. OV receives federal funding from the Corporation for National and Community Service.	General Fund Other Funds Federal Funds	\$0 \$192,200 \$7,107,780

Oregon Commission on Voluntary Action and Service	Fund Type	2017-19 Limitation Amount
<p>Court Appointed Special Advocates (CASA) Court Appointed Special Advocates are volunteers appointed by judges to advocate for abused and neglected children. Oregon Volunteers is responsible for administering the state funds and for providing training and technical assistance to the local programs, while working closely with the Oregon CASA Network to ensure state-wide quality standards.</p>	General Fund	\$3,498,334
	Other Funds	\$3,381,872
Total Oregon Commission on Voluntary Action and Service		\$14,180,186