

Oregon Housing and Community Services 2021 DRAFT Legislative Agenda: Affordable Rental Housing Division

Julie Cody, Director of Affordable Rental Housing

Nicole Stoenner, Senior Legislative and Government Relations
Coordinator

Roberto Franco, Assist. Director Development Resources & Production

Natasha Detweiler-Daby, Senior Policy Analyst

Meeting Expectations

- Please remain on mute.
- Use the chat box for questions or comments.
- This is being recorded, including the chat box conversations.
- Refer to the *OHCS DRAFT 2021 Legislative Agenda Memo* for information on other OHCS legislative priorities.
- Due to limited time together, we may not get to questions. We are eager to hear your thoughts via an online survey.

Legislative Planning Process

- State agencies are required to plan for the next biennium budget more than a year in advance using two venues:
 - **Legislative Concepts** that change statutes
 - **Policy Option Packages** that include resource asks
- Retooling due to COVID-19 needs and new economic reality, including an anticipated dramatic decrease in the state's revenue
- The Governor must balance the state budget with enterprise wide needs considered including vital health care, education, and other needs

Key Dates:

- 5/18 – survey closes
- 5/20 – revenue forecast
- 6/3 – legislative concept details finalized
- July – budget details submitted
- December – Governor's budget is released
- January – 2021 Legislative Session begins

Key OHCS Legislative Agenda

Development Process Guiding Principals



- Use the Statewide Housing Plan, both the policy priorities and guiding principles, as the framework for the agenda
 - Work to ensure program design puts people at the center and that the end users' voices are considered, particularly for communities of color and rural communities
- Minimize concepts that require new program design (given OHCS capacity constraints), while prioritizing "going big" on investments in existing programs

**Breaking
New Ground**
OREGON'S STATEWIDE HOUSING PLAN

2019-2023

Affordable Rental Housing Division
2021 DRAFT Legislative Agenda



Oregon Housing and Community Services

2021 DRAFT Legislative Agenda

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Agency Wide Legislative Concepts

- Veterans definition
 - The definition of veteran in statute excludes some veterans as identified by the federal Veterans Administration, like those discharged under Don't Ask, Don't Tell and mothers discharged due to pregnancy. This LC allows OHCS to define veteran by rule.
- Housing Investment Agency
 - This LC would create a new account for interest earnings of OHCS programs and would establish legislative intent that any OHCS revenue would be dedicated to affordable housing opportunities, both rental and homeownership. OHCS is interested in utilizing our role as a State Housing Finance agency and allow program funds to revolve.
- Long Term Rental Assistance
 - Today 27% of Oregon renters are severely housing cost burdened, meaning they spend more than half of their income on housing and utilities. While the federal government provides some relief through housing vouchers, the need greatly outpaces the resource. This placeholder was submitted on behalf of Shannon Singleton, Governor Kate Brown's Housing Policy Advisor

DRAFT 2021 Legislative Agenda Investments

AFFORDABLE RENTAL HOUSING		HOMEOWNERSHIP		HOUSING STABILIZATION	
Bond Funding for LIFT-Rental, PSH, & Land Acquisition	\$210 million	DPA tied to OHCS lending	\$10 million	Individual Development Account	\$15 million
PSH Rental Assistance & Services	\$15 million	Addressing Racial Disparities - Community Outreach	\$2 million	SOAR Expansion	\$5 million
Preservation	\$10 million	Homeownership Development Resources	"on the bubble"	HMIS Investment	\$3 million
Increase in Ag Worker Housing Tax Credits	\$9.5 million	Manufactured Housing Resources	"on the bubble"	COVID-19 Energy Assistance	\$15 million
<i>Please note the draft nature of these investments; OHCS may have to further scale back investment asks.</i>				COVID-19 Revitalization	\$15 million

Refer to the OHCS DRAFT 2021 Legislative Agenda Memo for more information.



Affordable Rental Housing Division

2021 DRAFT Legislative Agenda

Legislative Concepts – Technical Fixes and Placeholders

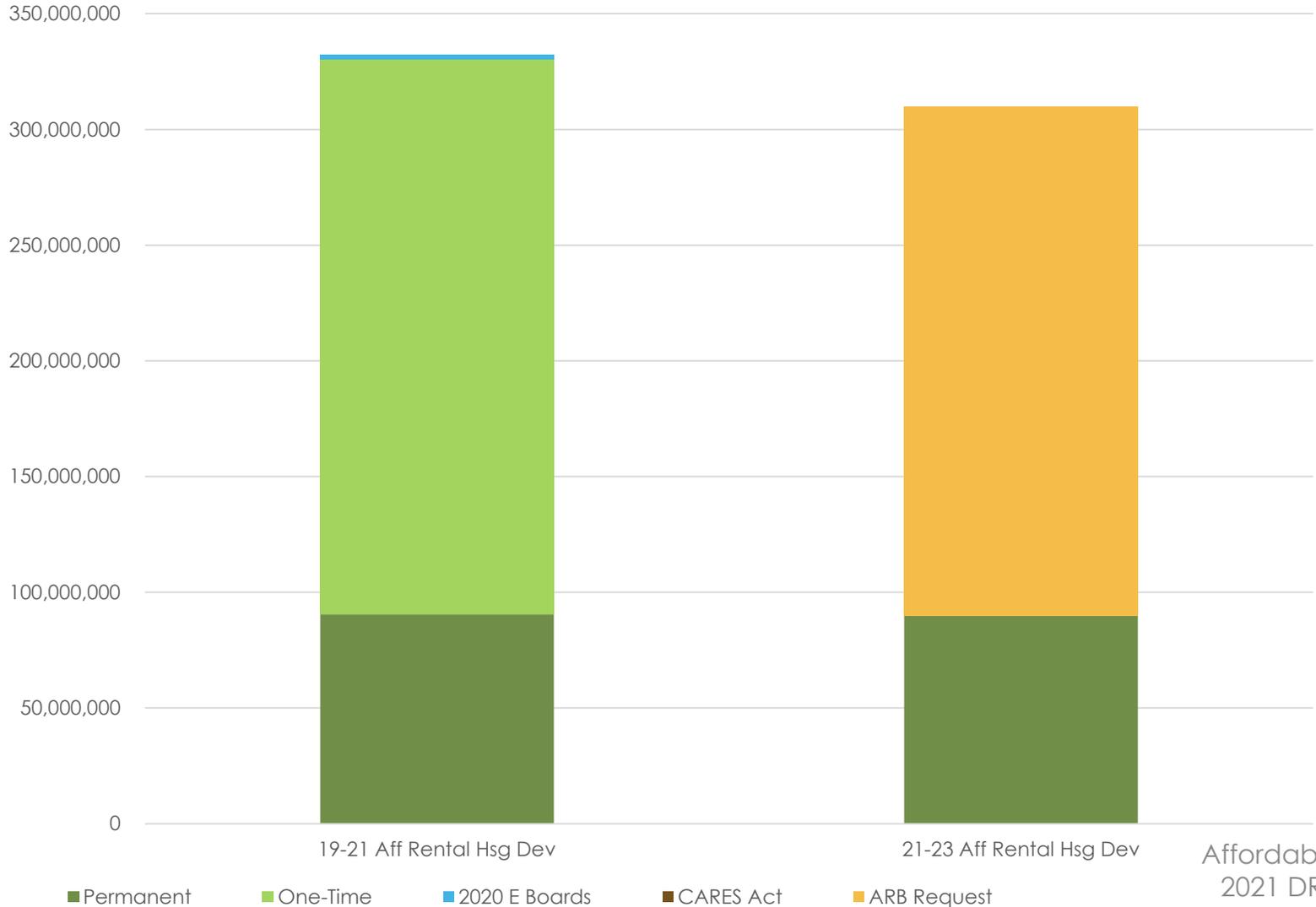
- Publicly Supported Housing (PuSH) Preservation Program
 - Technical Fix
 - Confirms penalty for failing to follow PuSH regulations, affordability period is expanded by 30 months
- Surplus Land for Affordable Housing
 - Placeholder
 - OHCS is exploring options to prioritize appropriate state surplus lands for affordable housing or to provide surplus land at a discount for these purposes
- New Account for Permanent Supportive Housing Subsidy/Services
 - Technical Fix
 - This LC establishes a new account at OHCS to allow for appropriate accounting

Legislative Concepts

- Agricultural Worker Housing Tax Credit (AWHTC) Programmatic Change and Increase
 - Allows AWHTC to be allocated biannually
 - Allows OHCS to monetize AWHTC on certain developments
 - Increases AWHTC
- Rent Increase Notices for Oregonians with Housing Vouchers
 - Oregon law calls for 90 day rent increase notice. However, HUD requires monthly income certification and adjustments.
 - Amends notice requirement *only* for tenants with housing vouchers that limit their rent to 30% of their income

DRAFT 2021 Legislative Agenda Investments

Comparing 2019-21 Budget to 2021-23 Proposals



Permanent Resources Include:

- Rental Subsidies: HUD 811, Section 8, HCA, PSH (Federal and State funds)
- Development: HOME, GHAP, veterans' housing (Federal and Document Recording Fee funds)



DRAFT Investment Asks

Article XI-Q Bond Requests

- Permanent Supportive Housing (PSH) Development
- Local Innovation Fast Track (LIFT) – rental housing
- Land Acquisition Program

\$210 million total

Other Requests

- PSH Rental Assistance and Services (general fund) – Additional \$15 million
- Preservation (general fund or lottery bond) - \$10 million
- AWHTC increase - \$9.5 million (tax credit increase)

General Fund and/or Lottery Bonds

Local Innovation and Fast Track (LIFT) - Rental

- LIFT prioritize reaching families in underserved communities, namely communities of color and rural communities.
- Established in 2016, LIFT Rental has supported the development of more than 2,000 affordable, family homes.



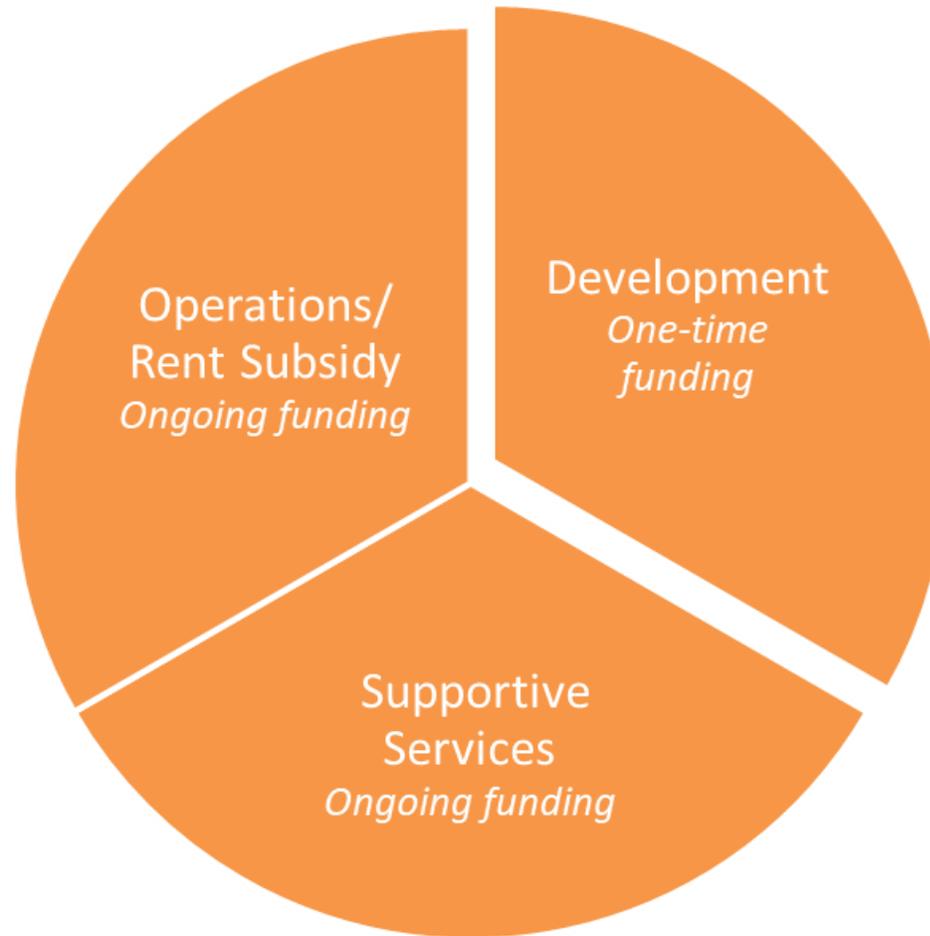
[LIFT one-pager](#)

Land Acquisition Program (LAP)

- LAP assists organizations in the purchase of land for the development of affordable housing, both for rent and purchase.
- LAP loans have a maximum 8-year timeframe.
- Loans are repaid upon construction financing and funds are revolved back into the program for future loans.

Permanent Supportive Housing

PSH is a proven effective, evidenced-based best practice that combines affordable housing with supports and services to more effectively serve the most vulnerable populations, including people who are or are at risk of homelessness or institutionalization.

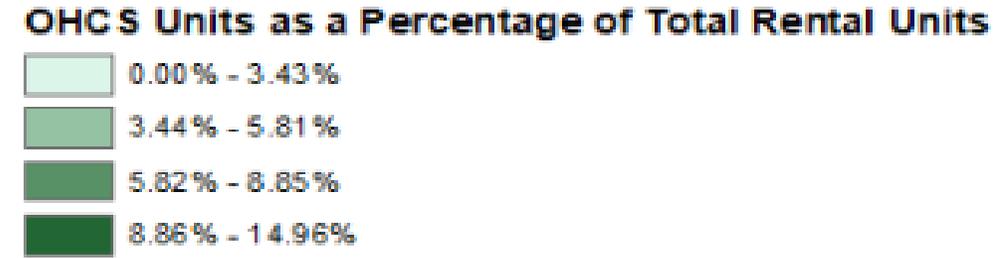
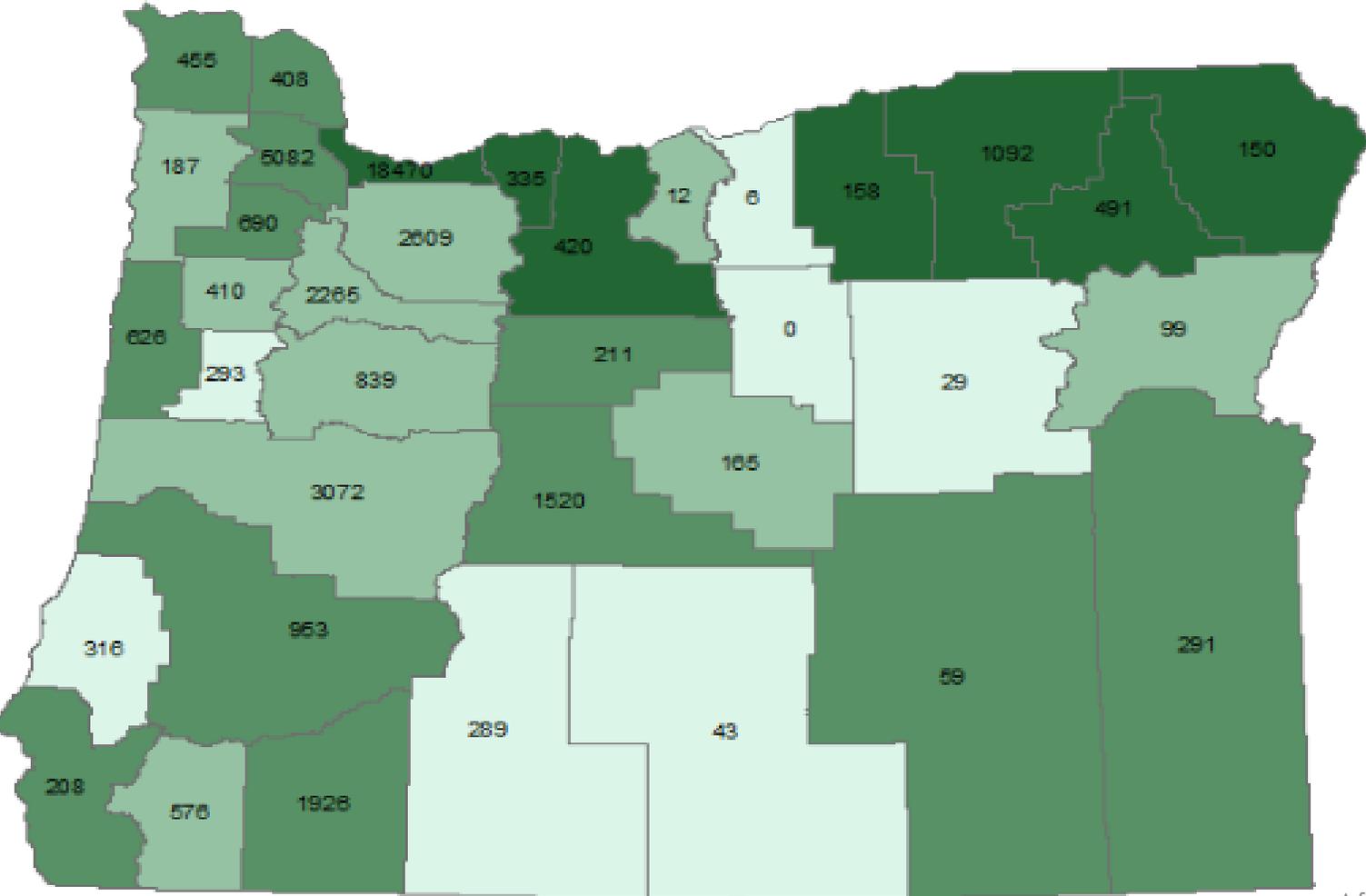


- Development recourses - included in Article XI-Q Bonds ask
- Rental subsidy and services - \$15 million

Agricultural Worker Housing Tax Credit

- Agricultural Worker Housing Tax Credit (AWHTC) provides resources to build housing for Oregon's agricultural workers
- AWHTC is chronically oversubscribed
- Legislative concept to:
 - Allow OHCS to monetize the credits set aside for on-farm development in order to be able to provide cash grants for on-farm housing vs credits
 - Allow OHCS to allocate the biennial AWHTC resource, less on-farm set-aside, at once with the small projects NOFA
 - Increase the tax credit amount from \$14.5/biennium to \$24/biennium (\$9.5 million/biennium increase)

Affordable Housing Preservation



\$10 million investment in preserving the existing affordable housing stock



Questions?

Please complete the OHCS DRAFT 2021 Legislative Agenda Survey by visiting <https://www.oregon.gov/ohcs/Pages/legislative-updates.aspx>.

Survey responses are due Monday, May 18th.