

Oregon Housing and Community Services 2021 DRAFT Legislative Agenda: Housing Stabilization Division Preview

Andrea Bell, Director of Housing Stabilization Division

Nicole Stoenner, Senior Legislative and Government Relations Coordinator

Tim Zimmer, Energy Services Section Manager

Shelia Parkins, Program Analyst

Jacqueline Boudreaux, IDA Initiative Administrator

Shawn Hartley, SOAR State Team Lead

Hunter Belgard, HMIS Administrator

Sam Kenney, Senior Operations and Policy Analyst

Housing Stabilization Division
2021 DRAFT Legislative Agenda



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

Housing Stabilization Division
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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.



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Legislative Concepts – Technical Fixes and Placeholders

SHOW Technical Fix

- The State Home Oil Weatherization (SHOW) Program used to be a Department of Energy program but was moved to OHCS. However, the statute refers back to shared statute that may cause complications. This LC would replicate the relevant statute required for SHOW into OHCS statute.

Naming Conventions for Federal Energy Programs

- This LC is a technical fix that corrects statutory reference of the naming convention for the Low-Income Home Energy Assistance Program (LIHEAP) and the U.S. Department of Energy Weatherization Assistance Program (USD OE WAP).

Statewide Shelter Capacity

- Placeholder
- OHCS is exploring establishing statute for the State Homelessness Assistance Program.

Legislative Concepts

Increasing Access to Landlord Guarantee Programs

- Rent Guarantee Program (RGP) has a landlord lifetime cap that may prevent landlords from accepting multiple tenants under the RGP. This LC would establish a tenant cap and remove the landlord cap.
- Housing Choice Landlord Guarantee Program (HCLGP) requires a judgment against a tenant to receive the guarantee payment. This LC would remove that requirement and make technical fixes.

Disaster Relief Housing Account

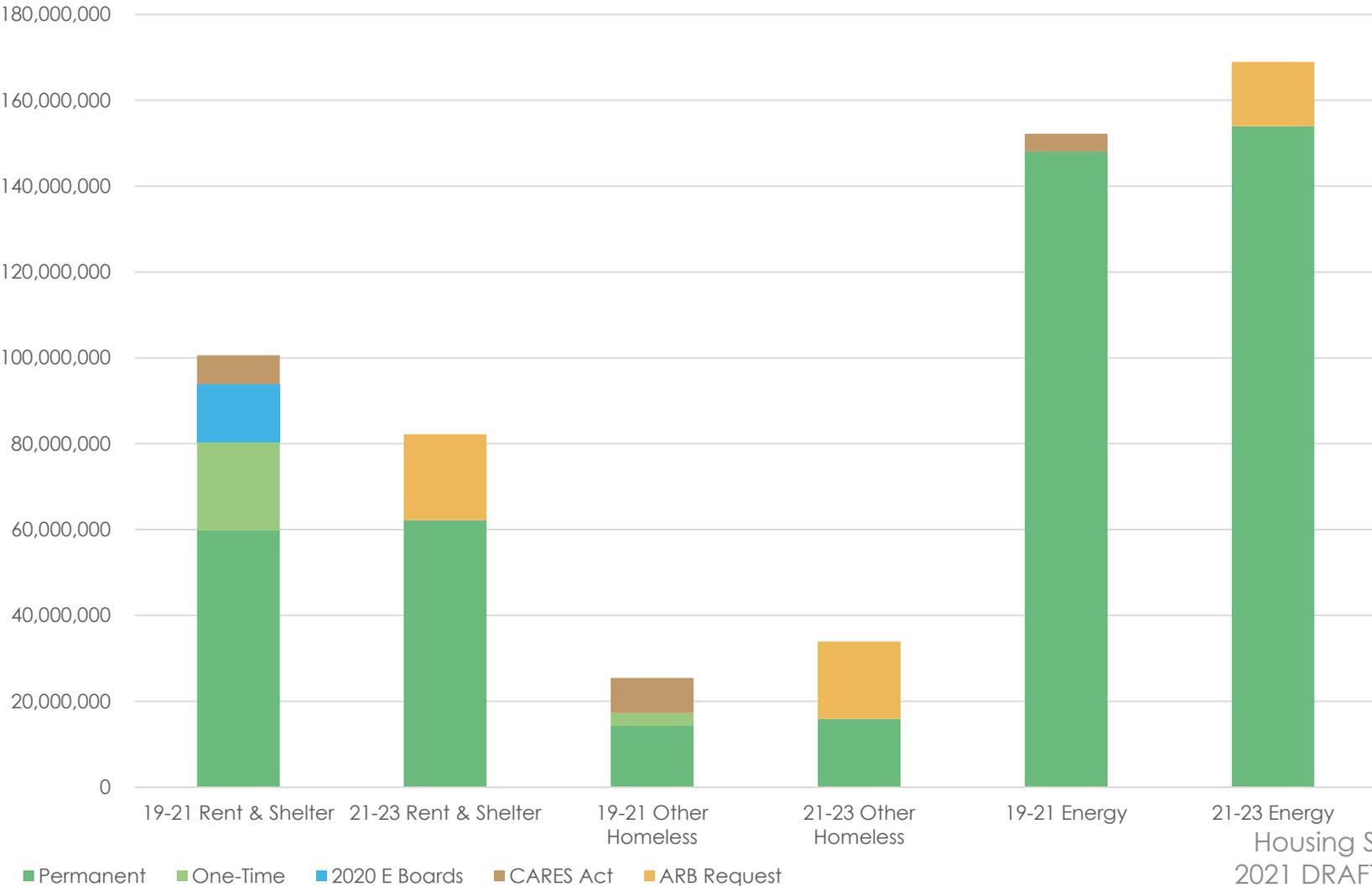
- OHCS administers that Wildfire Damage Housing Program that provides financial relief to Oregonians who lost housing due to wildfire. In our response to the February flooding in Eastern Oregon, OHCS did not have a similar short-term support program. This LC expands the program to include relief from any natural disaster as declared by the Governor.

Individual Development Account (IDA) Restructure

- OHCS would like to sunset the IDA tax credit and establish IDAs as a general fund program. This LC will also include other changes to IDA, namely the timing of matched savings and uses for IDAs.

DRAFT 2021 Legislative Agenda Investments

Comparing 2019-21 Budget to 2021-23 Proposals



Permanent Resources Include:

- Emergency Housing Assistance & State Homelessness Assistance Program (EHA & SHAP)
- Housing Stabilization Program Federal homelessness programs (Emergency Solutions Grant, Community Service Block Grant)
- Federal energy programs (Low Income Home Energy Assistance Program, Weatherization Assistance Program, etc.)



DRAFT Investment Asks

- Individual Development Account - \$15 million
- SOAR Expansion - \$5 million
- HMIS Investments - \$3 million
- COVID Revitalization - \$15 million
- COVID Energy Assistance - \$15 million

All investments are general fund requests

Individual Development Account (IDA) - \$15 million

- Individual Development Accounts, or IDAs, are matched savings accounts that build the financial management skills of qualifying Oregonians with lower incomes while they save toward a defined goal: homeownership, education, micro-enterprise, retirement, and more.
- Sunset the tax credit early (set to expire) and replace tax credit funding with General Fund at same state investment level
- Allow IDA savers to use savings in time of emergency without penalty

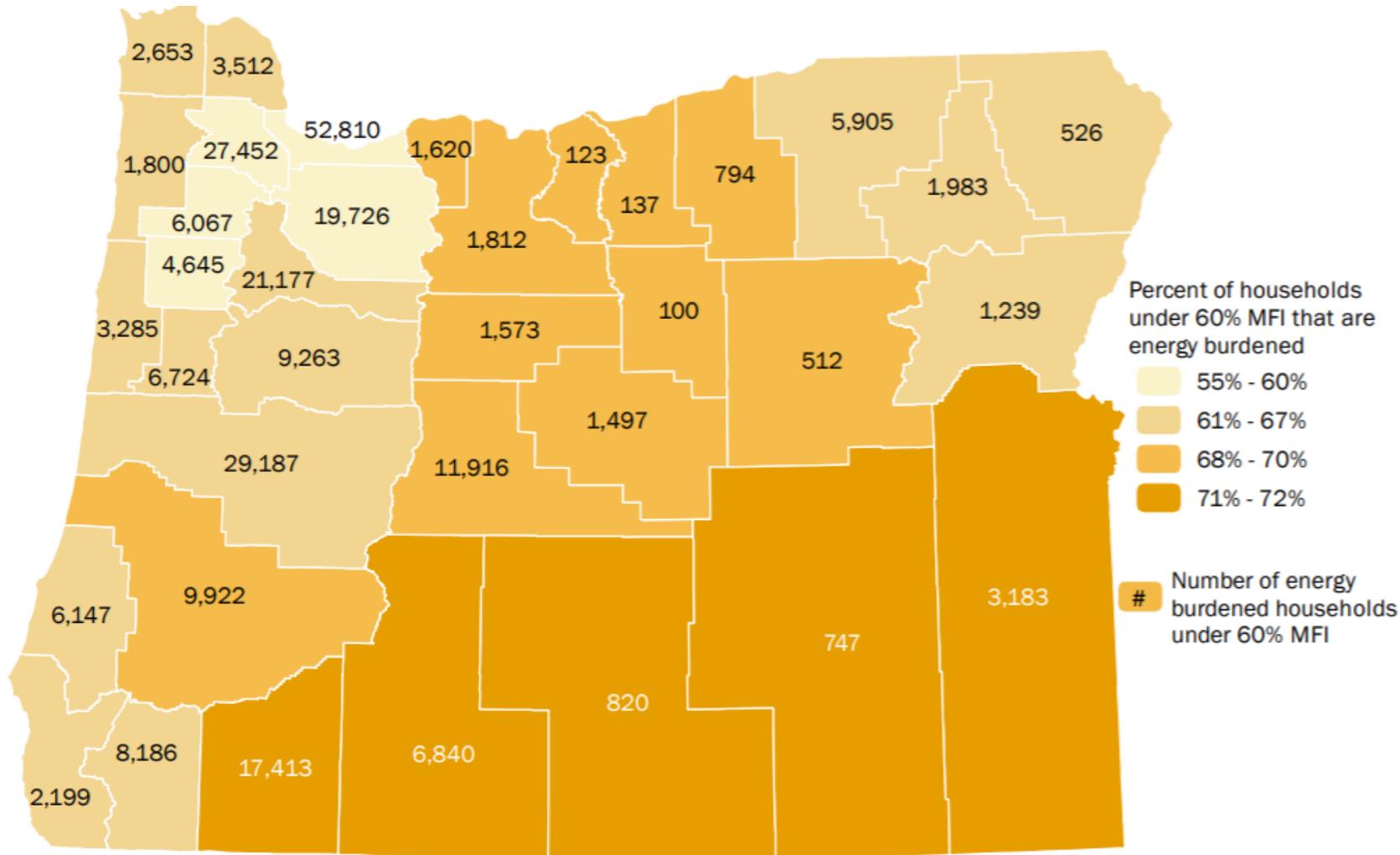
SSI/SSDI Outreach Access & Recovery (SOAR) Expansion - \$5 million

- The SOAR model is a best practice approach designed to increase access to the disability income benefit programs administered by the Social Security Administration (SSA) for eligible adults and children who are experiencing or at risk of homelessness and have a serious mental or physical health condition that qualifies them to receive benefits.
- SOAR services are essential for connecting qualifying individuals to a source of income, which can help to stabilize them in permanent housing.
- Competitive offering to service providers.

HMIS Investments - \$3 million

- Improve utilization of the statewide Homeless Management Information System (HMIS) system in association with recommendations from the 2019 budget note
- HMIS Stakeholder Review Team - HMIS frontline users, Continuum of Care HMIS leads, Housing Stability Council members, OHCS staff, Veterans Administration and HUD staff, others
- Recommendations expected June 2020

COVID Energy Assistance - \$15 million



- Existing energy assistance programs are approximately 5X oversubscribed, which will be exacerbated by COVID
- These funds will prevent shut-offs after the crisis by allowing Oregonians to get caught up on their energy bills

COVID Revitalization - \$15 million

- Flexible resources to meet the needs of Oregonians as they recover from COVID economic impacts
- Could be used for: rental assistance, move-in costs, employment services, etc.
- Pilot in 5-6 most COVID impacted communities
- OHCS is still developing this concept and is eager for feedback

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.