

# 2021 Consolidated Annual Performance and Evaluation Report (CAPER)

## State of Oregon

Oregon Housing & Community Services

Oregon Health Authority

Business Oregon



# Acknowledgements

---

## Leadership

Honorable Kate Brown, Governor  
State of Oregon

Andrea Bell, Executive Director  
Oregon Housing and Community Service

Sophorn Cheang, Director  
Business Oregon

Patrick Allen, Director  
Oregon Health Authority

## Prepared by:

Rick Ruzicka, Interim Assistant Director of Planning & Policy, OHCS

## Submitted by:

Glenn Muna, Operations & Policy Analyst, OHCS

## Contacts

---

### **Oregon Housing and Community Services**

Rick Ruzicka  
Interim Assistant Director of Planning & Policy  
(503) 986-6824

Andrea Matthiessen  
HOME/Housing Trust Fund Program Manager  
(503) 986-0963

Jovany Lopez  
Emergency Rental Program Coordinator  
(503) 580-7812

### **Business Oregon<sup>1</sup>**

Fumi Schaadt  
CDBG Program and Policy Coordinator  
(503) 986-0027

Rena Schoen  
CDBG Program and Policy Coordinator  
(503) 949-6294

### **Oregon Health Authority**

Heather Hargraves  
HIV/TB Community Services Manager  
971-673-0145

Laura Camerato  
HIV Community Services Coordinator  
971-673-1395

<sup>1</sup>The Oregon Business Development Department operates under the assumed business name "Business Oregon" and administers the State of Oregon's annual federal allocation of Community Development Block Grant (CDBG) funds for non-entitlement cities and counties.

# Table of Contents

---

CAPER OVERVIEW .....	5
CR-05 – Goals and Outcomes .....	6
CR-10 – Racial and Ethnic Composition of Families Assisted .....	20
CR-15 – Resources and Investments .....	23
CR-20 – Affordable Housing .....	31
CR-25 – Homeless and Other Special Needs .....	35
CR-30 – Public Housing .....	39
CR-35 – Other Actions .....	42
CR-40 – Monitoring .....	56
CR-45 – Community Development Block Grant (CDBG) .....	61
CR-50 – HOME Investment Partnerships Program (HOME) .....	63
CR-55 – Housing Opportunities for Persons with AIDS .....	65
CR-56 – Housing Trust Fund (HTF).....	66
CR-58 – Section 3.....	67
CR-60 – Emergency Solutions Grant (ESG).....	69
CR-65 – Persons Assisted (eCart) .....	76
CR-70 – Assistance Provided and Outcomes .....	77
CR-75 – ESG Expenditures .....	78
ATTACHMENTS .....	81

## CAPER Overview

---

Oregon Housing and Community Services Department (OHCS) is the lead agency responsible for facilitating the development and submission of Oregon's Consolidated Plan, Annual Action Plan and CAPER.

The 2021 Consolidated Annual Performance Report (CAPER) is the first reporting document for Oregon's 2021-2025 Consolidated Plan period. The report describes and evaluates how the State of Oregon invested formula and CARES Act funds received from the U.S. Department of Housing and Urban Development (HUD) to meet Oregon's affordable housing and community development needs from January 1, 2021 through December 31, 2021.

The 2021-2025 Consolidated Plan is available at the following link:

<https://www.oregon.gov/ohcs/development/Pages/consolidated-plan.aspx>

The information included in this report has been prepared and provided by the following three agencies for the programs each agency administers.

### Oregon Housing and Community Services (OHCS)

- Emergency Solutions Grant (ESG)
- HOME Investment Partnerships Program (HOME)
- National Housing Trust Fund (HTF)

### Business Oregon

- Community Development Block Grant (CDBG)

### Oregon Health Authority (OHA)

- Housing Opportunities for Persons with AIDS (HOPWA)

## Goals and Outcomes (CR-05)

---

The Consolidated Annual Performance and Evaluation Report (CAPER) is submitted to the U.S. Department of Housing and Urban Development (HUD) to provide a summary of the program years performance for the five formula grants; Community Development Block Grants (CDBG), HOME Investment Partnership Program (HOME), Emergency Solutions Grant (ESG), National Housing Trust Fund (HTF) and Housing Opportunities for Persons with AIDS (HOPWA), against the objectives set out in the strategic plan section of the 2021-2025 Consolidated Plan, and the 2021 Annual Action Plan which is embedded into the Consolidated Plan. The primary HUD goals for the use of these program funds is to provide decent housing, create suitable living environments and expand economic opportunities. Additional resources for the Emergency Solutions Grant (ESG), the Community Development Block Grant (CDBG) and Housing Opportunities for Persons With HIV/AIDS (HOPWA) have been allocated to State of Oregon agencies by HUD in compliance with the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136. The CARES Act is a federal response to the declared COVID-19 pandemic. These funds were introduced in the 2019 Amended Annual Action Plan as ESG-CV, CDBG-CV, and HOPWA-CV. On November 1, 2021, HOME-ARP funds were provided and will be added to the 2021-2025 Consolidated Plan through an amendment process once the method of distribution has been determined.

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

#### **Community Development Block Grant (CDBG)**

In 2021, top priority needs for the CDBG program included public works, community facilities, and housing. Priority needs were based on responses and information received through public outreach and consultation with advocacy groups, non-profit partners, and topical research. Oregon placed an emphasis on a project's readiness to proceed and the party's capacity to move forward with a well-developed project.

The indicators for CDBG needs are identified by the type and number of applications received for funding in 2021. Based upon the number of applications received public works, community facilities and housing rehabilitation are of the highest need. Oregon funded:

- 11 public works projects
- 1 community facility projects;
- 4 housing rehabilitation projects and,
- 1 Urgent Need – wildfire assistance project

The state experienced a major change in the economic landscape during the COVID 19 pandemic and the natural disaster that occurred in several areas within the State. Subsequently, because of the two major altering condition, and due to the many different funding, that is being channeled throughout

many small rural communities business had to close, and it became apparent those communities could use CDBG to help the small business.

### **CDBG CV**

Since 2020 the state has identified three different categories with the highest need. The first one covers the Assistance to Small Businesses/ Micro-Enterprise. The Emergency Business Assistance grant program is intended to help businesses remain solvent through the crisis and be ready/able to rebuild by avoiding job loss and to enable retention/ creation of jobs held by low- and moderate-income persons caused by small business closures related to social distancing by providing; by providing technical assistance, grants and other financial assistance to establish, stabilize, and expand microenterprises that are impacted by the COVID-19, especially those microenterprises that provide medical, food delivery, cleaning, and other services to support home health and quarantine and refocus/pivot and/or reopen. Fill specific cash flow gaps in businesses' larger efforts to scale down, reduce expenses, and take any additional defensive measures to survive the crisis. The second category provide assistance in many different Covid-19 Impact Assistance varying from Food Bank, Childcare, Public facilities improvements, public services and Broadband. While the last category concentrates on the housing related assistances such as rental assistance, mortgage assistance and utility assistance.

CDBG CV Allocation Chart

CDBG CV Allocation Chart Goal	Category	Funding		Outcome					
		Source	Amount	Indicator	Goal Performance	Expected Based on project awarded	Actual based on closed project as of 3/31/2022	Unit of Measure	Percent complete
Covid Impact Assistance	LMI - Person (LMA)/ LMC	CDBG CV - Covid 19 Impact Assistance	\$ 7,338,307	Public Facility/ Infrastructure activities other than LMI-H	10000			people	0%
				Public Services	5000			People	0%
Economic Development Assistance	LMI-Person	CDBG CV - Small Business/ Microenterprise Assistance	\$ 9,784,409	Homelessness Prevention	600			People	0%
	LMC-MC / LMJ			Jobs created/ retained	2000		170	Jobs	9%
				Business Assisted	250		39	Businesses	16%
Housing Related Assistance	LMI-Housing		\$ 7,338,307	Rental /utility Assistance	940			Household	0%
				Mortgage/ utility assistance	117			Household	0%
				Homeowner Housing Rehab	45			Household	0%

Oregon's 2021 Consolidated Annual Performance Report (CAPER)

CDBG CV Obligation Chart

Category	2021 Annual Allocation and Targets		OBLIGATED	2021 Allocation awarded to project	2021 program income	2021 Recaptured Grant Repayment	2020 unobligated program funds	prior years unobligated recaptured funds	TOTAL OBLIGATED after 4th quarter application round (11/30/2020) AND ASSOCIATED PERCENTAGE	
	Amount	%		Amount	Amount	Amount	Amount	Amount	Amount	Amount
Microenterprise Assistance	\$ 16,468,316	2%	Obligated no later than 12/1/2021	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
Public Works	\$ 9,12,410,369	53%	Obligated no later than 12/1/2021	\$7,387,759			\$8,711,096	\$ -	\$16,098,855	81.48%
			Award Amendment							
Public/Community Facilities	\$ 58,4,683,158	20%	Obligated no later than 12/1/2021	\$460,000			\$44,196	\$1,045,804	\$1,550,000	7.84%
Housing Rehabilitation	\$ 48,5,853,948	25%	Obligated no later				\$1,700,000	\$ -	\$1,700,000	8.60%

Oregon's 2021 Consolidated Annual Performance Report (CAPER)

			than 12/1/2021							
Urgent Need			Obligated no later than 12/1/2021				\$410,000		\$410,000	2.08%
Total	\$23,415,791	100 %		\$7,847,759	\$ -	\$ -	\$10,865,292	\$1,045,804	\$19,758,855	100%
<b>Total Available</b> to Obligate in 2020 (total annual allocation +PI+RGR+Prior year unobligated)		\$ 23,745,261	<i>Note: 2021 allocation for project \$11,834,16 5 + prior year unobligate d \$11,911,09 6 (PY2020 \$10,865,29 2 and previous year return \$1,045,804 )</i>							
Total Obligated for PY2021	\$ 19,758,855									
Unobligated	\$ 3,986,406									

**ESC CV Information**

- Relocation services and temporary lodging (CV funded hotel/motel assistance for COVID-19 response)
  - o Goal for Transitional/short term facilities: 8
  - o Annual outcome for transitional/short term facilities: 18
  - o Actual Expenditures: 39,318

**HOME Investment Partnerships Program (HOME)**

HOME 2021 funding priorities were designed to specifically address objectives of increasing and preserving the state's affordable housing resources and providing rental assistance directly to the communities. HOME funds were used to provide rent assistance, develop multifamily housing, and to support Community Housing Development Organizations (CHDOs) in using HOME resources to develop housing projects meeting the goals and objectives established.

**HOME Multifamily Rental**

A total of 94 Multifamily Rental Units in 2 HOME assisted properties were completed during 2021. This includes both newly constructed and rehabbed, which falls short of the annual goal of 150 by 56 units. The combined annual goal is 63% complete.

**Fund Affordable Housing – Rental Units Constructed**

Proposed for 2021: 120 units

Actual for 2021: 54 units

**Fund Affordable Housing – Rental Units Rehabilitated**

Proposed for 2021: 30 units

Actual for 2021: 40 units

**HOME Tenant Based Rental Assistance (HOME TBRA)**

The 2021 funding priorities for HOME Tenant Based Rental Assistance (TBRA) were to provide rental assistance to stabilize housing for very low-income households at risk of becoming homeless. The amount of HOME TBRA allocated to each subgrantee was based on four criteria: the percentage of households in a subgrantee's service area with housing burden, severe housing burden, income below federal poverty level, and income at or below 50 percent median household income.

**Prevent and divert people from becoming homeless:**

Proposed for 2021: 400 households

Actual for 2021: 307 households

The demand for homelessness prevention rental assistance was amplified by the coronavirus pandemic's impact to very low-income Oregonians many of whom lost employment or were affected by reduced wages and health issues. Fewer households were assisted with HOME TBRA in 2021 than 2020, although the amount of HOME TBRA spent was comparable.

Responding to the coronavirus pandemic and resulting economic hardships required subgrantees to provide households with larger move-in deposits and longer-term assistance so those households could achieve housing stability.

### **Housing Trust Fund (HTF)**

In 2021, OHCS Housing Trust Fund resources were included in a solicitation for state-funded Permanent Supportive Housing resources, resulting in a reservation of HTF resources to one project. A total of 201 Multifamily Rental Units in 4 HTF assisted properties were completed during 2021, two of which also had HOME resources.

### **Housing Opportunities for Persons with AIDS (HOPWA)**

Oregon Health Authority (OHA) helps people living with HIV/AIDS create a continuum of stable, sustainable housing through the Oregon Housing Opportunities in Partnership (OHOP) program. The OHOP program met the objectives identified in the 2021-2025 Consolidated Plan by assisting households in establishing and maintaining a stable living environment, reducing the risks of homelessness, and improving access to HIV treatment and other health care and support. The OHOP Program used HOPWA formula funding to provide Tenant Based Rental Assistance (TBRA), permanent housing placement in the form of deposits, supportive services through housing case management, and housing information to individuals on the program waitlist.

Increasing client access to and engagement in HIV/AIDS care and support is one of the primary goals of the OHOP program. Clients served with HOPWA housing assistance under the 2021 Formula grant continued to achieve very high levels of housing stability and reduced risks of homelessness. All outcomes (including leveraged services) were assessed directly from client-level service utilization data obtained through collaboration with the Ryan White Program (including the AIDS Drug Assistance Program), HIV/AIDS surveillance system, and LIHEAP program database. The coronavirus did not impact our ability to spend HOPWA formula grant funding. General challenges include housing affordability, multiple diagnosis, credit history, housing availability, geography, rental history, rental determination and FMR, criminal justice history.

Among those served with TBRA under the OHOP Formula grant:

- 90% of households served with TBRA continued in the program or left the program to stable permanent housing situations including self-sufficiency in private housing or other housing subsidy programs (primarily Section 8)

Among those served with Supportive Services under the OHOP Formula grant (includes all TBRA recipients):

- 98% of households had a housing plan for maintain or establishing stable on-going residency.
- 100% of clients had verified recent contact with a Ryan White case manager for ongoing supportive services.
- 80% of clients saw a health care provider for HIV/AIDS care.

- 100% of clients had access to medical insurance or health assistance.
- 88% successfully accessed or maintained qualification for sources of income.

**Emergency Solutions Grant Program (ESG)**

One 2021 funding priority for ESG funds was to prevent and divert people from becoming homeless; addressing the priority need for rent assistance and related costs necessary for people at-risk of homelessness to secure and retain permanent housing. The other priority was to reduce homelessness by engaging unsheltered persons and connecting them to shelters, rapid rehousing and case management. A number of subrecipients have added housing navigators and landlord engagement positions to their homeless services staff to work with landlords and apartment owners in their communities to ensure there are units available for their program participants.

Prevent and divert people from becoming homeless:

- Proposed for 2021: 1,700 persons
- Actual for 2021: 144 persons

Reduce homelessness through rapid rehousing:

- Proposed for 2021: 300 persons
- Actual for 2021: 350 persons

Reduce homelessness through shelter:

- Proposed for 2021: 1,500 persons
- Actual for 2021: 1,543 persons

Reduce homeless through street outreach:

- Proposed for 2021: 6700 persons
- Actual for 2021: 2,122 persons

ESG-CV1 and CV2 Services Provided from Program Start to 12/31/21	
Category	Number of Persons Served
Emergency Shelter	6,639
Street Outreach	6,380
Rapid Re-Housing	562
Homelessness Prevention	294

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives.**

**91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Administration	CDBG: \$1,730,315 / HOPWA: \$91,650/ HOME: \$4,596,240 / ESG: \$727,500 / HTF: \$4,908,465	Other	Other	5	1	20%	1	1	100%
Affirmatively Further Fair Housing	Fair Housing	HOME: \$0 / HTF: \$0	Other	Other	5	1	20%	1	1	100%
CDBG - Community Capacity/Technical Assistance	Non-Housing Community Development	CDBG: \$615,160	Other	Other	10	2	20.00%	2	2	100.00%

Oregon's 2021 Consolidated Annual Performance Report (CAPER)

CDBG - Community/Public Facilities	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$11,834,075	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	13,000	18,225*	140.19%	2600	18,225*	700.96%
CDBG - Community/Public Facilities	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$0.00	Other	Other	0	0	0.00%	0	0	0.00%
CDBG - Emergency Projects	Non-Housing Community Development	CDBG: \$410,000	Other	Other	0	2,265	0	0	2,265	0
CDBG - Housing Rehabilitation	Affordable Housing	CDBG: \$14,382,590	Homeowner Housing Rehabilitated	Household Housing Unit	500	317*	63.4%	100	317*	317.00%
CDBG - Microenterprise Assistance	Non-Housing Community Development	CDBG: \$1,183,405	Businesses assisted	Businesses Assisted	250	54*	21.6%	50	54*	108%

Oregon's 2021 Consolidated Annual Performance Report (CAPER)

CDBG - Public Works	Non-Housing Community Development	CDBG: \$31,360,295	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	37,500	50421*	134.46%	7,500	50,421*	672.28%
CHDO Operating Support Grant	Affordable Housing	HOME: \$1,000,000	Other	Other	16	3	18.75%	4	3	75.00%
Fund Affordable Housing	Affordable Housing	HOME: \$29,335,205 / HTF: \$44,176,225	Rental units constructed	Household Housing Unit	600	104	17.33%	120	104	86.67%
			Rental units rehabilitated	Household Housing Unit	150	97	64.67%	30	97	323.33%
Prevent & divert people from becoming homeless	Homeless	HOME: \$11,030,985	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	2000	307	15.35%	400	307	76.75%
		ESG: \$1,859,210	Homelessness Prevention	Persons Assisted	8500	144	1.69%	1700	144	8.47%
Provide people with HIV/AIDS supportive housing	Supportive housing for people with HIV/AIDS	HOPWA: \$2,963,295	Tenant-based rental assistance / Supportive Services	Households Assisted	155	104	67.1%	60	104	173.33%

Oregon's 2021 Consolidated Annual Performance Report (CAPER)

Provide people with HIV/AIDS supportive housing	Supportive housing for people with HIV/AIDS	HOPWA: \$0	Housing for People with HIV/AIDS added	Household Housing Unit	0	0	0.00%	0	0	0.00%
Reduce Homelessness	Homeless	ESG: \$7,113,340	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	1500	350	23.33%	300	350	116.67%
			Homeless Person Overnight Shelter	Persons Assisted	7500	1543	20.57%	1500	1543	102.86%
			Other	Other	32500	2,122	6.53%	6500	2,122	32.65%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

\* As per HUD's review dated 7/13/2021 regarding CDBG accomplishment numbers above was to be completed within the parameters of all projects that made draws within the reporting period (PR-23). Note that it may be overinflated as it may include the number of accomplishments for CDBG-CV as PR-23 does not differentiate the source of funds.

The annual and five-years performance indicator goals were set based on the projects awarded and future accomplishments indicated within the project application. And parameters that the State is tracking actual accomplishments are based on the projects that are completed within the program year and funded by the annual CDBG funds excluding CDBG-CV.

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

Highlighted information below are some of the major initiatives that were executed in 2021 in an effort to meet HUD's goals for the five funding programs: provide decent housing, suitable living environments, and expand economic opportunities; and as part of Oregon's effort to carry out its 2021-2025 Consolidated Plan Strategic Plan and 2021 Annual Action Plan:

- CDBG activities had a substantial impact on identified needs, public works activities and community facility activities, which were identified as high priority projects in the 2021-2025 Consolidated Plan. Approximately 81.48% of the CDBG funds awarded in 2020 were for Public Works projects that will benefit 12,709 of which 9,633 are LMI persons, 7.84% for Community Facilities projects will benefit 10,153 people of which 6,992 are LMI persons and 8.6% of the CDBG funds awarded in 2021 were for housing rehabilitation projects that will rehabilitate 95 housing units. Lastly, we funded a project under Urgent Need to assist communities within Marion County affected by wildfires in 2020. Refer to Table's I, V and VI for more details.
- A major HUD and State of Oregon goal is to provide services to those experiencing homelessness. Through its various partners, the State of Oregon offers a continuum of services beginning with homelessness and shelter needs and ending with homeownership. Homeless Services Section's funds serve homeless and extremely low-income households to meet the needs of the state's unhoused persons and provide housing stability to those persons needing that assistance.
- In 2021, 2 projects utilizing HOME funds were completed emphasizing collaboration and partnership to serve some of Oregon's most vulnerable citizens. A summary of these projects are as follows:
  - ***Silvertown I & II** is a 40-unit preservation project providing housing for seniors and households with a family member with a disability in Silverton. This project includes 9 HOME units.*
  - ***Garden View** is a 54 unit newly constructed project for seniors that also provides HIV services and counseling for seniors living with HIV/AIDs in Lebanon. This project includes 5 HOME units.*
- In 2021, Oregon completed 4 HTF funded projects, two of which also had HOME resources and are detailed above.
  - ***Market District Commons** is a 50-unit new construction project in Eugene that includes 10 HTF units for veterans*
  - ***The Rose** is a 57 units preservation project which is comprised of SRO units for single women in inner SE Portland and includes 4 HTF units*

- *Silvertown I & II: is a 40-unit preservation project providing housing for seniors and households with a family member with a disability in Silverton. This project includes 6 HTF units.*
- *Garden View Apartments a 54 unit newly constructed project for seniors that also provides HIV services and counseling for seniors living with HIV/AIDs in Lebanon. This project includes 3 HTF units.*
- Oregon Health Authority (OHA) helps people living with HIV/AIDS create a continuum of stable, sustainable housing through the Oregon Housing Opportunities in Partnership (OHOP) program. Increasing client access to and engagement in HIV/AIDS care and support is one of the primary goals of the OHOP program. Clients served with HOPWA housing assistance under the 2021 Formula grant continued to achieve very high levels of housing stability, reduced risks of homelessness, improved access to HIV treatment and other health care and support. All outcomes (including leveraged services) were assessed directly from client-level service utilization data obtained through collaboration with the Ryan White Program (including the AIDS Drug Assistance Program), HIV/AIDS surveillance system, and LIHEAP program database.
- OHCS, Business Oregon and Oregon Health Authority used CARES Act funds to address issues impacting Oregon's low-income residents as a result of the COVID-19 pandemic.

By using HOME TBRA waivers described by HUD in the two notices of April 10, 2020, and the December 4, 2020, notice of extension, OHCS subgrantees were able to provide adequate subsidy to households no longer able to maintain their existing living situations due to impacts of the coronavirus pandemic, in addition to assisting households qualifying for the agency's current HOME TBRA program.

## Racial and Ethnic Composition of Families Assisted (CR-10)

### Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

The table below details the number of families and beneficiaries, by race and ethnicity, assisted using HUD-Funded programs during calendar year 2021.

	<b>CDBG</b>	<b>HOME</b>	<b>HOPWA</b>	<b>ESG</b>	<b>HTF</b>
White	2166	290	85	3220	22
Black or African American	4	8	6	185	0
Asian	9	1	1	19	0
American Indian or American Native	23	16	4	157	0
Native Hawaiian or Other Pacific Islander	1	1	0	55	1
Other – Multi-Racial	166	5	0	256	0
Other – doesn't know / not collected	0	0	0	267	0
<b>Total</b>	<b>2369</b>	<b>321</b>	<b>96</b>	<b>4,159</b>	<b>23</b>
<b>Hispanic</b>	<b>241*</b>	<b>36</b>	<b>8</b>	<b>588</b>	<b>3</b>
Not Hispanic	2213*	285	88	3,571	20

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

\* The above number is to reflect the ethnicity break down gathered within IDIS PR-23 (which based on <https://www.hudexchange.info/resource//2532/idis-online-for-state-cdbg-grantees/> chapter 10-13 only being gathered for LMC, LMH, LMH national objective. Note, the number above are not including the ethnicity breakdown for LMA of which majority of the State CDBG award were made to. Within the word version of the 2021 CAPER, we are providing a more reflective portrayal of the beneficiary ethnicity breakdown which includes the LMA national objective, identified upon completion within the 2021 program year.

### Community Development Block Grants (CDBG)

The ethnicity and race data reflected above for the CDBG program are reported at the closeout of the project and outlines the families and beneficiary ethnicity breakdown identified upon completion of projects within the 2021 program year.

Under CDBG CV - Within 2021 we closed out 2 projects which retained and create 170 LMI jobs and assisted 18 LMI Micro-Enterprises with the following beneficiary racial & ethnic composition:

	CDBG
White	160
Black or African American	1
Asian	2
American Indian or American Native	2
Native Hawaiian or Other Pacific Islander	0
Other Multi-Racial	5
<b>Total</b>	<b>170</b>
Hispanic	13
Not Hispanic	157

### HOME Investment Partnerships Program (HOME)

The HOME Multifamily rental program collects race and ethnicity data only from tenants in HOME-assisted units. This data is based on self-reporting. OHCS staff enter the information into the Integrated Disbursement and Information System (IDIS) at project close-out for tenants at initial occupancy of the project.

### HOME Tenant Based Rental Assistance

OHCS staff enter demographic and contract data into IDIS for every household receiving services paid with HOME TBRA funds.

### Housing Opportunities for Persons with AIDS (HOPWA)

Oregon Housing Opportunities in Partnership (OHOP) collects race and ethnicity data from participants. The Oregon Health Authority estimates that 7,834 people with diagnosed HIV infection were living in Oregon at the end of May 2021. Of the 7,834 Oregon residents living with HIV, 88 percent were identified male at birth and 73 percent were White.

Recent demographic trends show that new HIV diagnosis rates are nearly five times higher among Black and African Americans than White and 1.8 times higher for Hispanic than for White non-Hispanics.

The Oregon HIV/Viral Hepatitis/Sexually Transmitted Infections Integrated Planning Group (IPG) is an advisory group to the HIV/STD/TB Section of the Oregon Health Authority, which has developed a comprehensive five-year plan that works toward ending new HIV transmissions in Oregon

([www.endhivoregon.org](http://www.endhivoregon.org)). Health equity is central to both the End HIV Oregon plan and Public Health Modernization at the Oregon Health Authority.

**Emergency Solutions Grant Program (ESG)**

OHCS requires all subgrantees to enter demographic data in their Homeless Management Information System (HMIS). Subgrantees are responsible for obtaining appropriate data from any subrecipient, including those who do not enter data into HMIS because of the circumstances of their clientele, such as a victim of domestic violence. Subgrantees provide OHCS with annual reports which include racial and ethnic data.

# Resources and Investments (CR-15)

## Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	23,745,261	\$0
HOME	public - federal	9,301,060	\$1,806,802
HOPWA	public - federal	610,989	\$659,101
ESG	public - federal	1,940,010	\$859,149
HTF	public - federal	9,816,938	\$0

Table 3 - Resources Made Available

### Community Development Block Grants (CDBG)

The amount above includes 2021 grant allocation and unobligated amount less one percent, and state administration funds allowed by the CDBG program. (Refer to Table I of the PY 2021 CDBG PER attached).

### Geographic distribution and location of investments

Oregon does not define geographic priorities when allocating funds identified in this plan. In lieu of Table 4, Geographic Distribution and Location of Investments, the information, and tables, below identify where program projects were located.

### Community Development Block Grants (CDBG)

- **Public Works** – City of Clatskanie, Cascade Locks, Falls City, John Day, Vernonia, Willamina, Cave Junction, Elgin, North Powder, Richland, Union
- **Public/Community Facilities** – City of Cave Junction
- **Housing Rehabilitation** – Grant County, Newberg, Florence, Monmouth

### CDBG CV Summary

Category	CDBG-CV allocation		Awarded to projects by 12/31/2021	Awarded to project between 01/01/2022 - 03/31/2022	2020 unobligated program funds
	Amount	%	Amount		Amount
Housing Related Assistance	\$7,338,307	30%	\$ 1,350,000	\$ 450,000	\$ 5,538,306.83
Covid-19 Impact Assistance	\$7,338,307	53%	\$ 9,264,281	\$ 700,596	(\$2,626,570)

Small Business/ MicroEnterprise assistance	\$9,784,409	20%	\$ 2,670,955		\$ 7,113,454
Total	<b>\$24,461,023</b>	<b>100%</b>	\$ 13,285,236	\$ 1,150,596	\$ 10,025,190.75
<b>CDBG-CV Allocation from HUD</b>	<b>\$26,302,175</b>				
Admin - 5%	\$1,315,109				
TA - 2%	\$526,044				
<b>CDBG-CV Allocation Available for Projects</b>	<b>\$24,461,023</b>				
Total Obligated for PY2021	\$ 13,285,236.00				
Total Obligated in PY22 as of 3/31/22	\$ 1,150,596.00				
Total obligated	\$ 14,435,832.00				
Unobligated	\$ 10,025,190.75				

**HOME Investment Partnerships Program (HOME)**

**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
No geographic priorities			

**Table 4 – Identify the geographic distribution and location of investments**

Geographic priorities for the HOME Program are not designated by OHCS.

**Definitions:**

**Reservation:** A reservation refers to an application that has been selected for funding during the NOFA process that has been approved by the OHCS Housing Stability Council allowing OHCS to reserve funding should the applicant meet all the conditions set forth in the reservation letter.

**Committed:** Funding is Committed to a project when OHCS has executed a legally binding written agreement with the project sponsor per 24 CFR 92.2, the project can reasonably be expected to begin construction within 12 months, and the project and associated funding has been entered into the HUD Integrated Disbursement and Information System.

**Completed:** A project is considered completed per 24 CFR 92.2 when all necessary title transfer requirements and construction work have been completed; the project complies with HOME requirements, including property standards; the final drawdown of HOME funds has been disbursed; and project completion information has been entered into the HUD Integrated Disbursement and Information System (IDIS).

## 2020 RENTAL PROJECT RESERVATIONS

**There were no HTF assisted Multifamily Rental Projects completed in 2021.**

HOME assisted Multifamily Rental Projects that received funding **reservations** in 2021 and will move towards commitments in 2021.

Project	City	County	Total Units	HOME Units
La Creole Apartments	Independence	Polk	20	5
Park West Apartments	Independence	Polk	20	11

**HOME table 4a**

HOME assisted Multifamily Rental Projects that received funding **commitments** in 2021

Project	City	County	Total Units	HOME Units
Ontario Affordable Housing	Ontario	Malheur	56	24

**HOME table 4b**

HOME Community Housing Development Organizations (CHDO) 2021 Operating Grants:

CHDO	Counties
Farmworker Housing Development Corporation	Marion
Polk Community Action Corporation	Polk
Neighborworks Umpqua	Douglas

**HOME table 4c**

No publicly owned land or property located within the jurisdiction was used to address the needs identified in the plan.

## Housing Opportunities for Persons with AIDS (HOPWA)

The delivery of HOPWA services is based more heavily on prioritization of need than geographic location. The allocation of expenditures can vary from year to year. The 2021 expenditures, based on the four regions of service delivery, are found in table below.

Region	Actual Percent of TBRA Allocation
1 - Northwest (Clatsop, Lincoln, Marion, Polk, Tillamook Counties)	20.2%
2 - Central (Douglas, Lane County)	33.6%
3 - Southern (Coos, Curry, Jackson, Josephine, Klamath, Lake Counties)	20.2%
4 - Eastern (Baker, Benton, Crook, Deschutes, Gilliam, Grant, Harney, Hood River, Jefferson, Linn, Malheur, Morrow, Sherman, Umatilla, Union, Wallowa, Wasco, Wheeler Counties)	26.0%

**HOPWA Table 4d**

## Leveraging

**Explain how federal funds leveraged additional resources (private, state, and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

### Community Development Block Grants (CDBG)

Despite not having a matching funds requirement, the CDBG program leveraged \$6,650,425 in matching funds from federal, state, and local sources. All projects funded by CDBG are required to be conducted on publicly owned land. Thus, local leverage is established with a close partnership between the UGLG and the state in achieving the CDBG objectives.

### HOME Investment Partnerships Program (HOME)

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$20,223,353.59
2. Match contributed during current Federal fiscal year	\$783,212
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$21,006,555.59
4. Match liability for current Federal fiscal year	\$0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$21,006,555.59

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year*								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
17677	10/26/20	8,000						8,000
17587a	11/12/20	10,006						10,006
17599a	12/9/20	11,024						11,024
17666a	1/21/21	117,288						117,288
17599b	1/21/21	91,726						91,726
17666b	2/18/21	14,993						14,993
17526	2/18/21	15,080						15,080
17525	3/10/21	20,861						20,861
17715a	3/24/21	279,405						279,405
17587b	5/20/21	14,365						14,365
17715b	6/9/21	340						340
17716	6/9/21	200,000						200,000
17715c	6/23/21	124						124
<b>Totals</b>		<b>\$783,212</b>						<b>\$783,212</b>

Table 6 – Match Contribution for the Federal Fiscal Year

### HOME Program Income

The HOME Program Income resources in Table 7 are generated from IDIS report PR-01 which reflects program income from the calendar year in which it was received into IDIS.

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$48,557.35	\$108,743.37	\$0	\$0	\$157,300.72

Table 7 – Program Income

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Number	3	0	0	0	1	2
Dollar Amount	\$20,546,493				\$1,179,640	\$19,366,853
<b>Sub-Contracts</b>						
Number	75	0	1	1	5	68
Dollar Amount	\$15,800,833		43,883	\$24,295	\$869,953	\$14,862,702
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Number	3	0	3			
Dollar Amount	\$20,546,493		\$20,546,493			
<b>Sub-Contracts</b>						
Number	75	9	66			
Dollar Amount	\$15,800,833	\$1,216,995	\$14,583,838			

Table 8 - Minority Business and Women Business Enterprises

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number		0	0	0	0	0
Dollar Amount						

Table 9 – Minority Owners of Rental Property

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		<b>2</b>		<b>\$728,237</b>		
Businesses Displaced						
Nonprofit Organizations Displaced						
Households Temporarily Relocated, not Displaced		<b>86</b>				
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Cost						

Table 10 – Relocation and Real Property Acquisition

### Housing Opportunities for Persons with AIDS (HOPWA)

The HOPWA program utilized federal resources to leverage an additional \$518,238.70. Leveraged funding is broken down as follows:

- Case management: \$188,185.20
- Support services: \$110,066.62
- ADAP insurance premiums: \$13,583.59
- ADAP medication: \$37,992.65
- ADAP Co-pays: \$13,741.31
- LIHEAP energy assistance: \$21,595.00
- Resident rental payments: \$133,074.33

HOPWA CV expended \$39,318 in 2021.

### Emergency Service Grant (ESG) Match Opportunities

The ESG program calls for a 100% match to the amount of the ESG grant as a whole. OHCS requires subgrantees receiving ESG allocations to contribute an amount equal to or greater than the amount of their annual ESG allocation. They may use matching funds generated through non-ESG resources, including private funding and federal, state, and local government programs.

Subgrantees reported spending \$1,059,841.25 in ESG funds for 2021. They contributed \$1,230,109.96 in matching dollars, which is a surplus of \$170,268.71.

In 2019, OHCS failed to monitor the match reported by our subgrantees, resulting in an underachievement of \$410,297. In 2020, OHCS did not require our subgrantees to report ESG match data. In the 2019 and 2020 CAPERs, OHCS provided the following notation: "Reported ESG match continues to be less than 100% of the grant amount. ESG match data is reported to OHCS by

subgrantees on a supplemental manually completed spreadsheet. Reported data may not be accurate due to the way subgrantees manually track match dollars. As OHCS works with our subgrantees to improve HMIS data quality, attention will also be given to more precise collection of match spending.” HSS program management and HSS HMIS management are working together to make sure all required ESG data, including match, will be collected for 2022. OHCS has determined a better solution for this reporting process and will also be working with a contractor with more experience in ESG reporting issues to create a workflow that will ensure this data is of higher quality and more accurate in the future.

## Affordable Housing (CR-20)

**Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.**

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	700	657
Number of Non-Homeless households to be provided affordable housing units	150	201
Number of Special-Needs households to be provided affordable housing units	60	104
<b>Total</b>	<b>910</b>	<b>962</b>

**Table 11 – Number of Households**

	One-Year Goal	Actual
Number of households supported through Rental Assistance	760	761
Number of households supported through The Production of New Units	120	104
Number of households supported through Rehab of Existing Units	30	97
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>910</b>	<b>962</b>

**Table 12 – Number of Households Supported**

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

### **Community Development Block Grants (CDBG)**

The 2021 Method of Distribution (MOD) identifies that OBDD intended to award funds according to the target percentages however, OBDD is not obligated to award all the funds targeted to each category, i.e., if a sufficient number of projects are not awarded in a particular category, applications in other

categories may be funded. Each calendar quarter OBDD-IFA will conduct a quarterly target review and determine if funds need to be moved from one category to another to address rural Oregon needs.

At each calendar quarter the need for the program, based upon the complete applications received, was reviewed against the targeted percentages. OBDD-IFA varied from the funding targets, in accordance with the 2021 MOD, for the following reasons:

The state of Oregon has no control over the type and quantity of applications submitted for funding under the program. As of December 31, 2020, the State received nineteen applications totaling \$10,023,500.

As of December 31, 2021, \$7,847,759 of the 2021 Program Year funds were obligated leaving \$3,986,406 to be included in the 2022 application round which will open February 2022 to April 2021. In total the projected obligation for the FY 2021 funds were obligated in accordance with the *2021 Method of Distribution*. OBDD is confident the remaining \$3,986,406 will be obligated within the 15-month timely distribution period.

### **HOME Investment Partnerships Program (HOME)**

The HOME program does not set specific goals for units provided for homeless, non-homeless, and special-needs populations, and therefore does not collect this data. While multifamily rental projects house people experiencing homelessness, non-homeless, and special-needs tenants, these tenant categories are not named as priorities for funding in the NOFA.

OHCS continues to utilize HOME funds for Tenant Based Rental Assistance to assure that communities had adequate resources to meet worst case housing need demands. HOME TBRA funds supplement other federal emergency resources like ESG and State resources like the Emergency Housing Assistance fund. The HOME and HTF program also require development partners to meet accessibility guidelines as set forth in our [Core Development Manual](#), which includes compliance with Section 504 accessibility requirements. OHCS is currently reevaluating data collection processes and evaluation techniques to determine if current requirements are robust enough to address accessibility needs.

### **Emergency Solutions Grant (ESG)**

For 2021, two service categories, Homelessness Prevention and Street Outreach, did not meet the goals set for persons served, while two other categories, Shelter, and Rapid-Re-Housing, slightly surpassed their goals. 2021 was not a normal spending year due to the urgency to provide certain services in response to the COVID-19 pandemic. OHCS allocated an extraordinary influx of non-COVID specific state and federal funds to their subgrantees. Much of this additional funding was used for rental assistance for persons at risk of losing their

housing and to provide non-congregate shelter for unsheltered persons, resulting in the low number of persons served with ESG funds in those two categories.

**Housing Opportunities for Persons with AIDS (HOPWA)**

The HOPWA program helps people with HIV/AIDS create a continuum of stable, sustainable housing. The OHOP program met the one-year goal by assisting households in establishing and maintaining a stable living environment, reducing the risks of homelessness, and improving access to HIV treatment and other health care and support. The program goal set for 2021 was to assist 60 households through tenant based rental assistance. In 2021, OHOP assisted 80 households.

**Discuss how these outcomes will impact future annual action plans.**

**Community Development Block Grants (CDBG)**

For 2021, as the result of the program restructuring in the past few years OBDD is starting to see more continuation of public works construction projects. Due to the global pandemic and the natural disaster that the state experienced, Business Oregon enhanced its activities in administering several other federal and locally funded programs in assisting the local community needs. One of the additional funding administered includes CDBG-CV of which Business Oregon is currently proceeding in the implementation to assist LMI communities in the ability to prepare, prevent or respond to the impact to the pandemic.

**Housing Opportunities for Persons with AIDS (HOPWA)**

Although the program exceeded the goal of serving 60 households with tenant based rental assistance; the funding allocation was too little to meet the identified needs as evidenced by the stagnant wait list. OHOP will continue to collaborate with other service providers throughout the OHOP service area.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

Number of Households Served	CDBG Actual	HOME Actual	HTF Actual
Extremely Low-income	16	302	23
Low-income	104	17	0
Moderate-income	10	2	0
<b>Total</b>	<b>130</b>	<b>321</b>	<b>23</b>

Table 13 – Number of Households Served

**Housing Opportunities for Persons with AIDS (HOPWA)**

Housing Opportunities for Persons with AIDS serves people earning at or below 80 percent of MFI. The majority of participants are earning zero to 30 percent of MFI.

Percentage of Area Median Income		Households Served with HOPWA Housing Subsidy Assistance
1.	0-30% of area median income (extremely low)	81
2.	31-50% of area median income (very low)	17
3.	51-80% of area median income (low)	6
4.	<b>Total</b>	<b>104</b>

HOPWA Households Served Table

## Homeless and Other Special Needs (CR-25)

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

### **Housing Opportunities for Persons with AIDS (HOPWA)**

OHA receives Ryan White funding which may be used to provide emergency housing for case management clients in the form of hotel and motel vouchers. OHOP works in close coordination with homeless service providers through participation on planning bodies to ensure they are aware of services for people living with HIV who are houseless and staying in shelters.

### **Emergency Solutions Grant Program (ESG)**

Fifty-one percent of total persons served, or 2,122 persons, and 14% of total ESG spending was direct outreach to unsheltered persons. OHCS continues to encourage outreach to unsheltered persons, including veterans and families with children. The threat of the coronavirus pandemic is especially dangerous for unsheltered persons.

**Addressing the emergency shelter and transitional housing needs of homeless persons**

### **Emergency Solutions Grant Program (ESG)**

Seventeen percent of ESG funding provided essential services while in shelter or assessed and placed homeless persons in either shelter or non-congregate shelter for 1,543 persons, or 37% of total persons served. A total of 71,635 shelter bed-nights were utilized in 2021, which is 98% of all bed-nights available. Additionally, through coordinated entry programs, subgrantees were able to determine services that would best meet the person's needs and expand the types and volume of resources available to their clientele by referring them to local partner agencies for services not available through the subgrantee.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that**

**address housing, health, social services, employment, education, or youth needs****Emergency Solutions Grant Program (ESG)**

In 2021, OHCS received unprecedented state and federal funds to help persons impacted financially and health-wise by COVID -19. The 2021 annual ESG grant was used to assist extremely low-income households that were homeless or unstably housed for reasons other than the COVID-19 pandemic. Much of the state resources were used for homelessness prevention. OHCS limited the use of ESG dollars for homelessness prevention to 20% of a subgrantee's allocation. The balance of ESG funds paid the costs of street outreach, shelter operation, and rapid rehousing for non-COVID impacted households needing assistance.

Nineteen percent of ESG dollars spent provided homelessness prevention services to 144 persons, or 3% of total persons served, to assist them to retain their housing. Services include rent subsidy, case management, completion of housing stability plans, and landlord mediation services. During 2020, the state legislature provided OHCS more than \$50 million in state funds to respond to the state's homelessness crisis and COVID pandemic. Many subgrantees dedicated their state funds to homelessness prevention assistance. In light of this, OHCS asked ESG subgrantees to direct their ESG spending to assistance to homeless households by providing street outreach, shelter, and rapid rehousing services.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

**Community Development Block Grants (CDBG)**

Funding homeless shelters and shelters for victims of domestic violence are priorities of the CDBG program. One CDBG project awarded in FY 2021 under CDBG CV, was for the development of a homeless shelter in Deschutes County. Business Oregon continues to collaborate with the Governor's Regional Solutions Team level to provide assistance to address homelessness at the project development level.

**Emergency Solutions Grant Program (ESG)**

Thirty-eight percent of ESG-funding provided rapid re-housing and other relocation assistance to 350 persons, or 8% of total persons served. Subgrantees offered case management, help locating available rental units, payment of housing-related costs, and other services to ESG clients as an integral step in

securing housing and stabilizing households. The state utilizes these emergency continuum of care organizations to provide services.

OHCS works closely with our local Continuum of Care organizations to assure that strategies are in place to assure chronically homeless individuals and families transition to permanent housing and independent living. Various federal state and local resources are utilized in this process and OHCS has made significant strides in the collection and sharing of HMIS data to assure that family care is coordinated seamlessly. OHCS is also utilizing state and LIHTC resources to develop Permanent Supportive Housing facilities across the state (2,000 PSH units created since 2019).

OHCS expects subgrantees to coordinate and integrate their ESG-funded assistance with other programs serving homeless and at-risk people in the area covered by their Continuum of Care and/or their service area. OHCS recognizes deeper levels of coordination of care are required to ensure extremely low-income persons discharged from publicly funded institutions have support at time of discharge. OHCS, in coordination with the Governor's Office, is developing an interagency council on homelessness which will craft policies for coordination of care of Oregonians experiencing homelessness, including a discharge policy for homeless persons exiting a system of care.

#### **Emergency Solutions Grant Program – Coronavirus Relief (ESG-CV)**

The federal CARES Act furnished funds to assist with mitigating the pandemic effects of COVID-19 for persons who are unsheltered, in shelters, or who may lose their housing due to COVID-19 related loss of income. These special ESG-CV funds are to be used to prevent, prepare for, and respond to the coronavirus pandemic among individuals and families who are homeless or receiving homeless assistance; and to support additional homeless assistance and homelessness prevention activities to mitigate the impacts of COVID-19. These ESG-CV funds were in addition to annual ESG grants and are subject to unique guidelines specific to CARES Act HUD guidance. ESG-CV funds (ESG-CV) were released in two phases. In the first phase (ESG-CV1), OHCS received \$6.7 million, which was allocated to Community Action Agencies (CAAs) through an amendment to the existing Master Grant Agreement (MGA). In the second phase (ESG-CV2) of approximately \$49 million dollars, OHCS sought and received from the state Legislature flexibility to expand allocation beyond the state's normal process. \$7 million was provided to our CAA partners. Approximately \$42 million was allocated via a competitive process to individual non-profit agencies to enlarge the reach and scope of services for communities most disproportionately impacted by both COVID-19 and housing instability. Regional allocations were determined by each CoC geographic region in order to align the ESG-CV2 funds with ongoing community efforts and to ensure full coverage of resources across the state. Applicants competed for funding from their regional pool of dollars. All awarded and allocated funds must be spent by September 30, 2023, or according to any change HUD makes to the grant's end date. Results will be published at future intervals.

ESG-CV1 and ESG-CV2 Allocations and Spending in 2021					
Grant	Admin Allocated to OHCS	Admin Allocated to Subgrantees	Program Allocated to Subgrantees	Total Allocation	Spent in 2021
ESG-CV1	\$337,425	\$337,425	\$6,073,642	\$6,748,493	\$33,405,668
ESG-CV2 (MGA)	\$350,000	\$350,000	\$6,300,000	\$7,000,000	
ESG-CV2 (RFA)	\$1,700,405	\$1,909,442	\$38,683,970	\$42,293,817	

## Public Housing (CR 30)

### Actions taken to address the needs of public housing

OHCS has proactively engaged in partnership with public housing authorities to ensure that we are able to meet the needs of public housing. Through these efforts, OHCS has aligned its preservation definition to include projects that are pursuing Rental Assistance Demonstration (RAD) efforts. RAD projects are therefore eligible for the 9% LIHTC preservation set-aside and are included as eligible recipients for the resources allocated by the Oregon Legislature to address preservation needs.

OHCS continues to work with PHA's to address their RAD transition needs and partners with PHA's regularly. In addition to RAD transaction, PHA's have utilized PSH funds, LIHTC 4%, LIFT and other OHCS financing offerings to meet the affordable housing needs of their communities.

### HUD Action in 2021

On November 1, 2021, the U.S. Department of Housing and Urban Development (HUD) announced that \$422 million of that appropriation will be granted to the State of Oregon for recovery efforts in response to the 2020 Labor Day fires. CDBG-DR (disaster recovery) program funds are used to help those most impacted by a disaster, especially low-income residents needing housing recovery assistance. For additional information regarding HUD's CDBG-DR award in Oregon please visit the [Oregon Housing & Community Services website](#).

HUD also awarded \$32,894,168 in HOME – American Rescue Plan (APR) funds to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations, by providing housing, rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing stability across the country. These grant funds will be administered through the **HOME Investment Partnerships Program (HOME)**.

HOME-ARP funds can be used for four eligible activities:

- Production or Preservation of Affordable Housing
- Tenant-Based Rental Assistance (TBRA)
- Supportive Services, Homeless Prevention Services, and Housing Counseling
- Purchase and Development of Non-Congregate Shelter

### Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

As the state Housing Finance Agency, OHCS is not directly tied with local Housing Authorities, however OHCS programs that foster homeownership are provided statewide and are a resource for all low-income residents of the state, including residents of PHA's.

- Individual Development Accounts, or IDAs, are matched savings accounts that build the financial management skills of qualifying Oregonians with lower incomes while they save towards a defined goal. IDA participants are building their financial capabilities and attaining assets that secure their futures and the futures of their children. To read more about the IDA initiative go to: <https://oregonidainitiative.org/overview/>.
- Oregon has fourteen approved lenders for its Residential Loan Program also known as the Oregon Bond Residential Loan Program. This program provides competitive interest rates, which help eligible families, increase their home purchasing power, and keep their monthly house payments affordable. OHCS has been providing in person or electronic training and technical assistance to all approved lenders. OHCS continues to provide daily assistance to approved loan officers.
- Oregon supports home ownership by allocating funds to Homeownership Centers throughout the state. The Program helps low- and moderate- income families with pre-purchase homebuyer education, financial coaching, and pre-purchase homebuyer counseling, financial literacy education and mortgage default counseling. Oregon currently has 19 Homeownership Centers: providing coverage in all of Oregon's 36 counties. We currently have 5 Culturally Specific Homeownership Centers: African American Alliance for Homeownership (AAAH), Bienestar Inc., Portland Community Reinvestment Initiative (PCRI), Hacienda CDC and Native American Youth and Family Center (NAYA).
- The Homeownership Assistance Program (HOAP) provides funding for our Homeownership Centers, Down Payment Assistance (DPA), Restore Health and Safety Program along with providing funds for Training and Technical Assistance. The down payment assistance and closing cost administered by participating organizations for low- and very low-income families and individuals, with particular focus on underserved populations. The program is funded through the state's document recording fee. The program gives qualified buyers and Veterans who complete homebuyer education up to \$15,000 for a down payment and/or closing costs. With the next Request for Application (RFA) this program will include programmatic enhancements to provide funds for First Generation Homebuyers to build generational wealth along with increasing the amount of DPA funds received by potential homebuyers. The increased need for higher DPA funds per homebuyer is to assist with the rising cost of homeownership.

Though OHCS does not directly encourage public housing residents to engage in management, OHCS does play a role in this process. Public Housing Authorities (PHA) are required to go through a planning process called a PHA Plan and this plan is required to be consistent with the Consolidated Plan in its jurisdictional area (OHCS would cover Balance of state PHA's). During this PHA Plan process, PHA's are required to consult with a body called the Resident Advisory Board who is to review planned policy actions outlined by their local PHA in their PHA plan process. The OHCS role in this is to determine if the

PHA Plan is consistent with the State Consolidated Plan goals within the balance of state jurisdiction. One of the areas OHCS reviews is whether or not the PHA consulted with or attempted to consult with a Resident Advisory Board (RAB). Though the local PIH HUD Field Office also plays a role in this, OHCS can ask that the PHA prioritize resident engagement if the local PHA does not effort to convene a RAB prior to signing off on Consolidated Plan consistency for that PHA.

**Actions taken to provide assistance to troubled PHAs**

There was one troubled housing authority in 2021. While OHCS does not have an established relationship with PHA's to resolve outstanding issues, it has called out providing training and technical assistance resources to housing authorities as a recommended use of a portion of available capacity building resources. These resources would be available to be programmed for these types of activities and are being recommended as part of the overall capacity building framework.

## Other Actions (CR-35)

### **Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

Market forces put acute pressure on the number of affordable units available for low-income families and individuals. In addition, many local policies, such as land use decisions, and fees and growth restrictions, further limit where and how many affordable units can be built. Limitations on how federal money may be used, and state legislative decisions, create barriers to building affordable housing.

Robust information on investments provided to OHCS by the Oregon Legislature during the [2021 session](#) and [2022 session](#) are available [online](#). Policy bills considered during the 2022 session are detailed in [this digest](#). Included below is a highlight of the policy measures enacted during the 2021 legislative session. The Oregon State Legislature allocated a historic investment of over \$890 million that will advance OHCS' coordinated response. This included adding more than 5,000 homes to the development pipeline (funding commitments for 2,874 homes and closing on 41 transactions that will produce an additional 2,785 homes). In addition to increases in ongoing programs, the following housing-related bills were enacted during the 2021 session which remove barriers to affordable housing:

1. [HB 2703](#) - Requires that real estate continuing education courses include information on state and federal fair housing laws.
2. [HB 3113](#) – Removes exemption from rent increase limitations for landlords renting under government programs reducing rents.
3. [HB 2918](#) – Requires local governments, and allows mass transit districts or transportation districts, to prepare and submit an inventory of surplus real property to the Department of Land Conservation and Development.
4. [HB 2433](#) – Modifies provisions allowing for income and corporate excise tax credits.
5. [HB 2446](#) - Extends sunset of property tax exemption for property of nonprofit corporation offered, occupied, or used as low-income housing from June 30, 2022 to June 30, 2028.
6. [HB 2008](#) - Provides a property tax exemption for religious organizations that provide affordable housing on their property to low-income individuals. Limits local governments from imposing certain zoning restrictions or conditions of approval on an affordable housing development application by a religious organization.
7. [HB 2160](#) - Authorizes Land Conservation and Development Commission to approve plans for urban growth boundary expansion to accommodate affordable housing in Pendleton.
8. [HB 2607](#) - Exempts from construction taxes residential housing being constructed to replace residential housing destroyed or damaged by fire or other emergency event or situation.
9. [HB 3219](#) - Amends definition of "manufactured dwelling park" to include parks with certain prefabricated structures. This bill requires local governments to approve reconstruction of manufactured dwelling parks after natural disasters and allows Director of Department of

Consumer and Business Services to exempt those manufactured dwelling parks from certain building codes. It establishes respective rights for landlords and tenants of manufactured dwelling parks following natural disaster. The bill allows landlords to require park tenants to maintain liability insurance.

10. [HB 2918](#) - Requires local governments, and allows mass transit districts or transportation districts, to prepare and submit to Department of Land Conservation and Development inventory of surplus real property.
11. [HB 2008](#) - Provides a property tax exemption for religious organizations that provide affordable housing on their property to low-income individuals. Limits local governments from imposing certain zoning restrictions or conditions of approval on an affordable housing development application by a religious organization.
12. [SB 291](#) – Requires landlords who require applicant screening charges to adopt certain written screening criteria made available to applicants before accepting application.
13. [SB 8](#) - Requires local governments to allow development of certain affordable housing on lands not zoned for residential uses.

### **Fair Housing Services**

Oregon Housing & Community Services utilizes a third party, currently the Fair Housing Council of Oregon, to provide a number of services. Services include partner training, fair housing testing and a review of Post Acknowledgement Plan Amendments which is essentially a review of potential changes in local zoning ordinances to determine potential negative effects affordable housing users.

### **Community Partnerships**

Community partnerships are established by OHCS for a variety of reasons, including but not limited to, the identification and removal of affordable housing barriers. Some of the key partnerships established to assist with barrier removal in affordable housing include:

### **Integrator Program**

The Integrator program has continued to establish strong partnerships with communities in need of more affordable housing and collaborative service partnerships. There are a number of cross-sector initiatives to increase housing development and reduce homelessness in local communities. Oregon Housing and Community Resources' Integrators participated as partners in the following groups and activities:

### **Collaboration with Department of Land Conservation and Development (DLCD)**

The Department of Land Conservation and Development regulates Oregon's land use and zoning policies and provides guidance at the municipal level. Many of these duties are solely the responsibility of DLCD, with no formal role for OHCS. However, there are several initiatives and efforts to promote collaboration with OHCS and ultimately increase housing production in Oregon. The Oregon Legislature has recently passed bills to increase awareness of affordability and supply issues in cities with a population greater than 10,000.

HB 4006 identifies cities with severe rent burden and creates requirements for these cities to do the following:

- Hold a public meeting to address the causes and consequences of being a severe rent burdened city, and include Public Housing Authorities in these meetings
- Submit a survey to DLCD outlining measures they are taking to reduce barriers for development
- Submit a report detailing the housing units Permitted and Produced in the calendar year

HB 2003 requires OHCS to create a methodology and test the concept of Regional Housing Needs Assessments (RHNA's). By analyzing housing need at a regional level and developing an allocation formula with an equitable distribution of affordable housing to cities within the region, the goal is to improve coordination between jurisdictions. In addition, this legislation requires cities to adopt a Housing Production Strategy with metrics for measuring progress toward achieving increased supply, and preserving existing affordable housing

HB 2001 requires zoning changes to allow duplex, triplex and fourplex within residential zones.

### **Permanent Supportive Housing Institute**

To address chronic homelessness and vulnerable populations, OHCS and OHA collaborated to create the Statewide Supportive Housing Strategic Workgroup (SSHSW) which concluded in early 2019. This collaborative effort resulted in a list of recommendations mostly focused on expanding Permanent Supportive Housing in Oregon and led to the 2019 Oregon Legislature providing \$50 M in Housing Capital, \$4.5 M for project based rental assistance and tenancy support services. These resources were utilized to stand-up the PSH development program. In addition, OHCS contracted with the Corporation for Supportive (CSH) to provide training and technical assistance through a PSH Institute cohort that has provided 2 trainings up through 2021. As a result of these investments and training opportunities, the following awards for PSH development funding have been made.

**Tukwila Springs:** Oregon Housing and Community Services is providing 4% LIHTCs, PSH capital, and services funding to the Housing Authority of Clackamas County for the Acquisition and Rehabilitation of 48 units in Gladstone. 12 units will be Permanent Supportive Housing. These units will serve chronically homeless households with incomes below 60 percent of AMI. All 12 units have Sec-8 project-based rental assistance and will be paired with on-site tenancy support services.

**Hattie Redmond:** Oregon Housing and Community Services is providing 4% LIHTCs, OMEP, PSH capital and services funding, and project-based rental assistance to HomeForward for the new construction of 60 units in Portland. All 60 units will be Permanent Supportive Housing. These units will serve chronically homeless households with incomes below 60 percent of AMI. All 60 units have OHCS' PSH project-based rental assistance and will be paired with on-site tenancy support services.

**Warm Springs PSH:** Oregon Housing and Community Services is providing HDGP, PSH Services Funding, and project-based rental assistance funding to Warm Springs Housing Authority for the

construction of 12 PSH units in Warm Springs. These units will serve Native American households experiencing homelessness with incomes between 60 percent of AMI. All 12 units have OHCS' PSH project-based rental assistance and will be paired with on-site tenancy support services.

**The Keystone:** Oregon Housing and Community Services is providing PSH capital and services funding to Homes for Good in Lane County for the new construction of 15 units in Eugene. These units will serve chronically homeless households with incomes below 60 percent of AMI. All 15 units have Sec-8 project-based rental assistance and will be paired with on-site tenancy support services.

**Desert Horizons:** Oregon Housing and Community Services is providing PSH capital and services funding, and project-based rental assistance funding to Klamath Housing Authority for the new constructions of 17 PSH units in Lakeview. These units will serve chronically homeless households with incomes below 60 percent of AMI. All 17 units have OHCS' PSH project-based rental assistance and will be paired with on-site tenancy support services.

**Sequoia Crossing:** Oregon Housing and Community Services is providing 4% LIHTCs, HTF, PSH capital and services funding, and project-based rental assistance to Salem Housing Authority for the new construction of 60 units in Salem. All 60 units will be Permanent Supportive Housing. These units will serve chronically homeless households with incomes below 60 percent of AMI. 30 units have OHCS' PSH project-based rental assistance, 30 units have Sec-8 project-based vouchers, and all units will be paired with on-site tenancy support services.

### **Agriculture Workforce Housing Facilitation Team**

The Agriculture Workforce Housing Facilitation Team (AWHFT) was formed in an effort to keep abreast of current issues around agricultural workforce housing, resources available for developing agricultural workforce housing, and to address the needs of agricultural workers in Oregon. By Oregon statute, OHCS' role is to help facilitate, create a forum, and provide a place for the team to meet and discuss issues affecting farmworkers in Oregon. OHCS staff continue to lead, coordinate, facilitate this group which meets every other month.

Connected to the AWHFT, OHCS is the contract administrator for the recently completed Oregon Agriculture Workforce Housing Study. The purpose of the study was to learn about the need for farmworker housing in Hood River, Marion, Morrow, and Yamhill Counties, and learn how OHCS can best support housing for farmworkers. One important purpose of this study was to understand the housing needs of farmworkers, in order to create housing projects or programs that meet those needs. Key findings from the study included:

1. Farmworkers in Oregon have very low incomes and many experience poverty. The average farmworker family in Oregon earns between 25 and 37 percent of Median Family Income (MFI). 32 percent of farmworker households in Oregon and Washington are in poverty compared to fourteen percent of the general US population.

2. Approximately half of farmworker households are married with children, 12 percent are unmarried parents, and a quarter are single with no children.
3. There is an extreme shortage of good quality housing at prices farmworkers can afford. Most farmworkers are cost-burdened by their housing costs and 77 percent live in overcrowded conditions.
4. Existing housing is frequently in poor condition, particularly on-farm housing.
5. Rental application requirements, including but not limited to need for a social security number, high deposits, rental history, work history, proof of stable employment, income requirements, credit history, and applications only in English, prevent farmworkers from accessing private rental housing.
6. One in four farmworkers interviewed want to own their homes but faced barriers such as cost, immigration status, and not knowing how to buy a home or where to get help.
7. There is no dedicated resource for farmworker housing information, and as a result many farmworkers do not know how to find available housing.
8. Employers face barriers to providing farmworker housing, including high cost, difficulty meeting labor housing regulations, and difficulty with local permitting and zoning requirements.
9. There is a general lack of reliable data about farmworkers and their housing, including basic information like the number of farmworkers and their incomes, which makes it very challenging to quantify the need.

### **Governor's Children's Cabinet and Early Learning**

OHCS staff have continued to participate in the Governor's Children's Cabinet, first convened in 2017 to create pathways toward prosperity for our children and families living in poverty. The Cabinet is made up of leading experts in health, housing, human services, early learning, and education from the public, private, and non-profit sectors. Working collaboratively, the Cabinet has identified the highest priority concerns and existing gaps in services for working families and their children. The Cabinet identified evidence-based solutions that provide the biggest return on investment toward helping families achieve success.

### **Homeless Youth Advisory Council (HYAC)**

OHCS Staff continue to be active participants in the Homeless Youth Advisory Council whose purpose is to advise the Department of Human Services (DHS), with respect to policies and procedures, to coordinate statewide planning for delivery of services to run away and homeless youth and their families. Work of the advisory council can include, but is not limited to:

- Recommendations toward the development of a statewide framework of shared goals and best practices aligned with the federal Framework to End Youth Homelessness.
- Define and work toward decreasing service gaps in every Oregon county using available knowledge and data.
- Collaboration and coordination with all entities that interact with at-risk and homeless youth to create a network of accessible services.
- Determine ways in which to collect comprehensive data on the state's runaway and homeless youth population.

### **Co-Location of Affordable Housing & Early Childhood Education**

The 2021 Oregon Legislature (HB 5011) requested that the benefits of Co-Location be explored by OHCS and the Department of Education, Early Learning Division, culminating in a report to determine if an incentive program could be developed to support Co-Location developments. Co-Location is the concept of locating early learning centers within affordable housing developments. [The report](#) was conducted by the Low Income Investment Fund (LIIF) and a series of recommendations including delivery, funding set asides, policy considerations and barrier identification were outlined to accompany an outlined program framework for a possible co-location incentive program. In addition to their extensive experience and research into national promising practices around ECE and co-location, LIIF conducted extensive engagement with Oregon stakeholders including developers, ECE operators, community development groups, advocacy organizations, and more to inform their final recommendations. OHCS intends to utilize this report to request resources from the Oregon Legislature to implement a PILOT incentive program in 2022.

### **Manufactured Communities Resource Center**

Oregon Housing and Community Services' Manufactured Communities Resource Center (MCRC) staff is trained in mediation techniques. Staff advises landlords and tenants on ways to communicate when disputes arise, assist with ongoing disputes, and make referrals to Community Dispute Resolution Centers (CDRCs). In 2019 MCRC was renamed the Marinas, Manufactured home Community Resource Center or MMCRC and was moved to the Homeownership Division of OHCS to better align this service group with other homeownership resources.

### **HOPWA Partnerships**

The OHOP program collaborates closely with other program partners. While the primary housing need for persons living with HIV/AIDS in Oregon's Balance of State continues to be long-term rental assistance, the OHOP Formula program assures appropriate supportive services through the leveraged Ryan White Program and through funds provided by Oregon Housing and Community Services, Energy Assistance Program. In 2021, the Ryan White program contributed the majority of leveraging with over \$363,569.37. Clients receiving OHOP Formula funded TBRA in 2021 received:

- Health Insurance premium payments, drug and health care provider visit co-pay assistance through the state's AIDS Drug Assistance Program.
- Coordinated services through Ryan White case management providers
- Ryan White support services, including but not limited to emergency housing, transportation, food assistance and emergency medical assistance
- Low-income Home Energy Assistance Program (LIHEAP) payment through Oregon Housing and Community Services

## **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The research performed for the 2021-2025 Analysis of Impediments to Fair Housing Choice (AI) has shown housing inequities and disparities most often are experienced by people of color and people with disabilities. Households of color are more likely than white households to have lower incomes and are disproportionately represented in the number of low-income households with housing instability. Additionally, Oregon's population is quickly aging, and around 34% of all seniors live with at least one disability, meaning more accessible units are needed to allow seniors and people with disabilities to live independently. This section describes some of the actions taken by Oregon in 2021 to address obstacles to meeting the needs of Oregon's underserved populations.

### **Program Funding**

In addition to the funding sources outlined in the Consolidated Plan (HOME, Housing Trust Fund, ESG, HOPWA & CDBG) the State of Oregon funds and administers a number of programs that align with or supplement Consolidated Plan Programs. Some of the major 2021-2022 biennium funding for state programs include:

- The Local Innovation and Fast Track (LIFT) Program received approximately \$302 million in resources for affordable rental housing during the biennium. These developments are targeted to families earning at or below 60% of the area median income (AMI).
- The Local Innovation and Fast Track (LIFT) Program received approximately \$61 million in resources for homeownership development targeted to homeownership families earning at or below 80% of the AMI.
- The Oregon legislature provided \$50 million towards the development of Permanent Supportive Housing coupling these resources with both state rental assistance dollars and wrap around supportive services.
- \$20 million in state funding was provided by the Oregon Legislature to provide loans for eligible organization to purchase property for future development of low-income housing – Land Acquisition Program.
- \$10 million dollars was provided by the Oregon Legislature to stand up a Naturally Occurring Affordable Housing pilot.
- A \$10 million dollar investment was set aside for co-location of affordable housing and early learning centers pending a determination if an incentive program could be developed for this purpose. OHCS and the Department of Education, Early Learning Division collaborated with the Low Income Investment Fund and EcoNorthwest to produce a study and recommendations for this incentive program with anticipation that the \$10 million dollars will be approved for a pilot program.
- The General Housing Account Program utilizes the State of Oregon's document recording fee to provide development and capacity building funding to Veteran's and low-income housing.

- The Low-Income Housing Tax Credit (LIHTC) Program which includes the competitive 9% tax credit, and the non-competitive 4% tax credit is a federally approved development program that serves families up to 60% of the AMI and is often used in conjunction with HOME and HTF programs to subsidize units for families with lower incomes.
- The Oregon Housing Affordable Housing Tax Credit Program is a state approved tax credit that provides a reduction in rental rates for households at or below 80% of the AMI. \$10 million additional dollars were provided to this program.
- The Agriculture Workforce Housing Tax Credit provides a state tax credit for the purpose of construction or rehabilitation of farmworker housing. Projects benefitting from this tax credit must assist persons that perform temporary or permanent labor for defined agricultural purposes. \$9.5 million dollars were added to this program.
- The Oregon Legislature provided over \$42 million dollars to fund homeless services programs including long term rental assistance for at-risk youth, shelter infrastructure and capacity, the Emergency Housing Account, and the State Homeless Assistance Program to enable community service providers to augment and increase shelter and emergency housing capacity.
- \$19.5 million dollars were provided by the Oregon Legislature for Energy Investments including the Oregon Energy Assistance Program and the Energy Conservation Helping Oregonians (ECHO) program.
- \$58 million was provided by the Oregon Legislature to support Homeownership Programs including down payment assistance programs, homeownership development and manufactured housing investments.

### **Statewide Housing Plan**

In 2019 OHCS completed its five-year Statewide Housing Plan (SWHP). The Oregon Statewide Housing Plan calls out six state priorities over the next five years: Homeownership, Affordable Rental Housing, Rural Communities, Homelessness, Equity and Racial Justice, and Permanent Supportive Housing. The purpose of designating these priorities is to signal that OHCS will be very intentional with its limited resources assuring that these priority areas are being addressed with delivery of its funding. The priorities are not mutually exclusive meaning that Equity and Racial Justice, for example, needs to be carefully considered as we work to expand homeownership opportunities and serve homeless households throughout Oregon. The Statewide Housing Plan priorities is the platform that OHCS is using to specifically target those populations that have been traditionally underserved.

### **Training and Technical Assistance**

The Homeless Services section (HSS) of OHCS provides periodic training to keep subrecipients aware of changes to the federal rules that affect their ESG and HOME TBRA programs. Oregon Housing and Community Services does this through webinar presentations and Program Update emails. Oregon Housing and Community Services also offers reviews of specific program areas whenever new subrecipient staff needs training or long-time subrecipient staff needs information refreshers.

HSS is committed to hosting in-person meetings twice each year for subgrantee program coordinators. However, due to the coronavirus pandemic, no in-person meetings were held in 2021. Once the threat of COVID-19 is controlled, OHCS will continue in-person meetings and training.

OHCS realizes the importance of having complete and accurate data when undertaking strategic planning. OHCS has expanded its HSS data analysis section with additional staff to analyze data received and identify and address areas where individual subgrantees may need training or other assistance.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The State of Oregon requires all applicants and subgrantees, including affordable housing projects, developers, and service providers, to conduct all related work and deliver all related services in accordance with the Lead Safe Housing Rule (24 CFR Part 35). Grant recipients, subgrantees, applicants, project owners, and any others who apply for, or receive HUD funding, must certify compliance with all applicable lead-based paint (LBP) requirements as a part of their contracts and agreements. OHCS HOME and HTF NOFAs have begun to require that every project submitting an application complete and submit the HUD Lead Advisor form for the project. In addition, department staffs have opportunities to continue their LBP education by attending HUD sponsored trainings on healthy homes, LBP rules, repairs, and technical assistance.

### **Community Development Block Grants (CDBG)**

Business Oregon developed procedures to eliminate the hazards of lead poisoning due to the presence of LBP in housing assisted with Community Development Block Grant funds. In accordance with the Lead Based Paint Hazard Reduction Act of 1992 (Title X) the State established a certification program for inspectors and contractors and accrediting programs for trainers. All purchasers and tenants of CDBG assisted emergency homeless shelters, transitional housing and domestic violence shelters constructed prior to 1978 receive a notice about the potential hazards of LBP. Grant recipients must keep documentation of the notifications in their local project file.

### **HOME Investment Partnerships Program (HOME)**

Oregon strategies to address Lead Based Paint (LBP) hazards, and increase access to housing without LBP hazards include:

- Inspection of funded properties for LBP hazards;
- Remediation and clearance of identified hazards in funded properties;
- Monitoring properties, or informing property owners of monitoring requirements;
- LBP education and training for staff and partners; and
- Notifying purchasers and tenants of potential hazards

The HOME Program multifamily property portfolio includes properties constructed prior to 1978 that are subject to requirements for assessment, evaluation, and mitigation of LBP per federal regulation 24

CFR Part 35. Oregon Housing and Community Services' compliance officers determine if monitoring for LBP is required and, if necessary, implement, or advise property owners of monitoring requirements.

### **HOME Tenant Based Rental Assistance (HOME TBRA)**

The HOME TBRA program requires a visual assessment for lead-based paint hazards as part of the Housing Quality Standards inspection for each potential rental unit if the unit was built prior to 1978, and the household includes a child under age six. If a visual assessment reveals lead-based paint, the rental owner must complete paint stabilization, clean-up and clearance activities before the household is allowed to occupy the unit. All adults receiving TBRA are given the brochure "Protect Your Family from Lead in Your Home". Additionally, subgrantees were required to exchange information with the local health department about children at risk for lead-based paint poisoning. Guidance for complying with Lead based Paint requirements are provided in the HOME Tenant-Based Program Operating Manual.

### **Emergency Solutions Grant Program (ESG)**

All shelters assisted under ESG funding, and all housing occupied by program participants, are subject to the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act and lead-based paint regulations found in 24 CFR part 35, subparts A, B, H, J, K, M and R. Subgrantees must provide the lead hazard information pamphlet to any resident who will be residing in a unit built before 1978. The tenant must receive the pamphlet before moving into the unit. For units older than 1978 which will house one or more children under the age of six, landlord and tenant must complete a Lead-Based Paint Disclosure form. A visual lead-based paint assessment must be completed by a person trained in this inspection process. Instructions for completing Lead based Paint requirements are available in the Emergency Solutions Grant Program Operating Manual.

### **Housing Opportunities for Persons With AIDS (HOPWA)**

All housing assisted under 24 CFR 574.300 (b)(3)(4)(5)<sup>1</sup>, (8), 25 CFR 574.635, and 24 CFR 35, subparts B through R, section 35.1215 which includes the OHOP program, must provide safe and sanitary housing that it is in compliance with the habitability standards regarding lead paint. A property cannot be approved until a defective surface is repaired by at least scraping and painting the surface with two coats of non-lead-based paint if:

- o The structure was built before 1978; and

---

<sup>1</sup> We are citing this code for parts A-I,:

<https://www.ecfr.gov/current/title-24/subtitle-B/chapter-V/subchapter-C/part-574>

For the lead paint we are citing:

<https://www.law.cornell.edu/cfr/text/24/574.635> and

lead paint additional information issued:

[https://www.hud.gov/sites/documents/DOC\\_12311.PDF](https://www.hud.gov/sites/documents/DOC_12311.PDF)

HUD Lead Safe Housing Rule, 24 CFR 35, subparts B through R, section 35.1215

- o There is a child younger than age six who will live at the property; and
- o The property has a defective paint surface inside or outside the structure.

Defective paint surface means a surface that paint is:

- o Cracking;
- o Scaling;
- o Chipping;
- o Peeling; or
- o Loose.

If a child younger than age six who lives in the HOPWA-assisted property has an elevated blood lead level, paint surfaces must be tested for lead-based paint. If lead is found, the surface must be abated per 24 CFR Part 35. If lead paint is found, the owner shall stabilize each deteriorated paint surface per Sec. 35.1330(a) and (b) before the clients start living there. If the clients lived there before a periodic inspection, paint stabilization must be completed within 30 days of notification to the owner of the results of the visual assessment. Paint stabilization is considered complete when clearance is achieved per Sec. 35.1340. If the owner does not complete the hazard reduction required by this section, the dwelling unit violates HQS until:

- o The hazard reduction is complete; or
- o The unit is no longer under a housing assistance payment (HAP) contract with the housing agency.

## **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

### **Community Development Block Grants (CDBG)**

Community Development Block Grant funds indirectly provide assistance to low-income communities by providing grant funds for water and wastewater projects that maintain or reduce the user rates and provide access to safe and sanitary water and wastewater services. While these funds do not directly reduce the number of poverty-level families, they provide the low – income communities the ability to focus on economic development of the area.

### **HOME Investment Partnerships Program (HOME)**

The HOME program does not reduce the number of poverty-level families but provides opportunities for poverty-level families to live more affordably in housing units with reduced and/or subsidized rents.

### **Housing Opportunities for Persons with AIDS (HOPWA)**

Assisting clients in accessing and maintaining qualification for sources of income continues to be a challenge. As appropriate, clients are referred to Social Security to apply for disability benefits and many are engaged in multi-year efforts to appeal their disability determination. One barrier to securing SSI

that we have here in Oregon is that there are no non-profits providing free legal assistance for these applications and appeals, which can be incredibly expensive and complex. Regarding employment, Ryan White Case Managers assess all clients for employment readiness and refer them employment service providers, such as Vocational Rehabilitation, Work Source, and Ticket to Work offices, when appropriate. One challenge to addressing this issue is the prohibition on using Ryan White funds for employment services. As dollars of last resort, it is not permissible to use Ryan White funding for employment services because such assistance already exists. Standard employment services may not address the unique needs of People Living with HIV, including maintaining employment while managing chronic health conditions and the impact of real and perceived stigma. To address this, HIV Community Services has identified other funds to support an employment program at HIV Alliance.

### **Emergency Solutions Grant Program (ESG)**

Subgrantees use ESG funds to pay for case management when the subgrantee is providing services for street outreach, shelter, and/or housing relocation and stabilization. Subgrantees help their program participants take actions that remove rent and work barriers to stabilize housing and increase the household's ability to access entitlement benefits or secure and maintain a job.

Additionally, through the use of coordinated entry, subgrantees are better able to identify the services most beneficial to their program participants and to expand the types and volume of resources available to their participants by referring them to local partner agencies for services not available through the subgrantee. The following are examples of the services provided to assist with growth in self-sustainability, housing stability and increase in income:

Essential services that help participants move out of poverty:

- Landlord mediation programs
- Employment assistance and training
- Credit repair
- Legal services
- Housing search and placement
- Physical and mental health care assistance
- Substance abuse treatment
- Educational services
- Life skills training
- Transportation
- Referral to other assistance opportunities

### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

Oregon's institutional delivery structure system's strengths are through collaboration and coordination with our partners. Oregon has a very strong Continuum of Care network of Community Action Agencies,

food pantries, shelters, and health providers. The Oregon Housing Stability Council and the Community Action Partnership of Oregon are key partners that work to ensure a statewide continuum of outreach, shelter, housing, and services for persons experiencing homelessness, special needs populations, and extremely low-income households.

The Oregon Health Authority (OHA) and Oregon Housing and Community Services (OHCS) collaborated to sponsor a Statewide Supportive Housing Strategy Workgroup. The workgroup advised OHA and OHCS on key program and policy considerations and developed an implementation framework to support the housing services and health service needs of homeless individuals or individuals at risk of homelessness. The workgroup leveraged legislative, local, and state agency (OHA and OHCS) investments to develop strategies for increased supported and supportive housing capacity across the state.

The Housing Choice Advisory Committee, supported through membership representation from landlords, tenants and public housing authorities continues to advise Oregon Housing and Community Services and public housing authorities on the matters of interest and concern regarding the Housing Choice Voucher Program. The committee discusses and shares best practices for maximizing participation by landlords and tenants in the HCVP as well as develops strategies and outcomes measures for tracking the effectiveness of the Housing Choice Voucher program.

Oregon Housing and Community Services participates in the Fairview Trust steering committee, a funding source for housing for people with Intellectual Disabilities. This program is managed by the Department of Human Services. Our agencies are working together to strengthen the trust and deliver housing for this vulnerable population. Oregon Housing and Community Services is currently in the process of aligning Fairview Trust dollars with HUD 811 Project Rental Assistance (PRA) resources.

To reduce barriers to access housing, Business Oregon and OHCS are funding education, training and services provided by the Fair Housing Council of Oregon. This enhancement of institutional infrastructure effort includes review of amendments to local planning documents that could impact multifamily development and affordable housing. Oregon Housing and Community Services is working with the Department of Land Conservation and Development to improve the review process of these plan amendments and increase understanding of the fair housing implications of the decisions.

### **Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The Oregon Legislature approved an expansion of the Oregon State Housing Council, now known as the Oregon Housing Stability Council, to nine members and charged the Council with meeting the tremendous need for the provision of affordable housing for lower income Oregonians. This change resulted in enhanced coordination between public and private housing and social service agencies. The Housing Stability Council and the Community Action Partnership of Oregon are key networks that work to ensure a statewide continuum of housing and services for low-income households, people experiencing homelessness, and special needs populations.

Community Action Agencies (CAA) provided information and referrals to the public and were key participants in their respective Continuums of Care (COC), which enabled them to be a community hub for linking low-income people to mainstream supportive services. The CAAs maintained partnerships with systems of care to ensure coordination, and to avoid duplication of services.

Migrant farmworker and Hispanic services are provided through a member of the CAA network who works closely with Hispanic families to provide advocacy, employment training, housing, and other social services. Additionally, the CAAs are active participants in their local and regional homeless Continuums of Care (CoC). Four of Oregon's CoCs have CAAs as their applicant agency. The balance of state has the CAA's association, Community Action Partnership of Oregon (CAPO), as their applicant agency. The remaining two CoCs have community action staff engaged in the governance structure. This strong engagement with continuums provides another avenue for developing strong partnerships with homeless and housing providers including, Public Housing Authorities (PHA), Community Development Corporations (CDCs), domestic violence providers, Coordinated Care Organizations (CCO), and state, county and local social, health and education service providers.

### **Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

Oregon's 2021-2025 Analysis of Impediments to Fair Housing Choice (AI) identified various impediments and barriers experienced to fair housing choice, and suggested actions to address those impediments. Based on the AI, Oregon developed a 2021-2025 Fair Housing Action Plan (FHAP). The plan details the actions Oregon will focus on over the 2021-2025 Consolidated Plan period.

The 2021 FHAP Report outlines the actions Oregon took in 2021 to address the research findings and impediments identified in the AI. Oregon's 2021 FHAP Report is included as Attachment B of this plan.

The 2021-2025 FHAP is included in Section VI of the [2021-2025 Analysis Of Impediments to Fair Housing Choice](#).

## Monitoring (CR-40)

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

### Community Development Block Grant (CDBG)

Community Development Block Grant projects were formally monitored at least once during the project schedule. Monitoring is scheduled when approximately 50 percent of the grant was drawn down by the recipient. All construction projects, microenterprise assistance, and housing rehabilitation projects are monitored on-site (desk monitoring occurred during the pandemic). Technical assistance (TA), public works planning and final design only grants may have been monitored through a desk review after the Business Oregon's Regional Project Manager made a determination that this level of review was appropriate. A decision to make a desk review or on-site review for the technical assistance (TA), public works planning, and final design grants depended upon the following risk factors:

- Whether the recipient had successfully completed a CDBG project in the past;
- Whether the grant administrator had successful experience with previous CDBG projects;
- The record for the particular project (i.e., timely submission of required information, project on schedule, accurately prepared cash request, cooperative relationship with recipient etc.). More than one on-site monitoring visit was made if Business Oregon determined that it was necessary. Factors reviewed for this determination included, but were not limited to, program complexity and "High Risk" projects. "High Risk" projects included projects that generated a large amount of program income, housing rehabilitation, economic development, and local grant administration capacity
- Recent problems with the project;
- Past monitoring findings; and
- Projects that were behind schedule.

The CDBG monitoring procedures, as described within this section of the CAPER, can be found within Chapter 11 of the [CDBG Grant Management Handbook](#) and in the CDBG Performance Evaluation Report (PER), Attachment C.

The IDIS 11.4 release "flagged" projects are considered by HUD to be behind schedule or slow-moving projects. Business Oregon developed remediation plans for these projects. The plans were submitted to HUD for approval. When a proposed remediation plan was not approved by HUD, Business Oregon worked with HUD to either develop a revised remediation plan, or to determine the next action that needed to be taken for that project. The IDIS PR59 report, "CDBG Activities at Risk Dashboard", provides

the most recent list of flagged projects. The PR-59 report is available from Business Oregon upon request.

During 2021, Business Oregon monitored four CDBG projects where any findings and concerns were found to be minimal. And any findings and concerns were fully addressed by the applicable recipients as recorded in the Findings Cleared letter.

### **HOME Investment Partnerships Program (HOME)**

The OHCS Portfolio Compliance (PC) unit is responsible for monitoring each HOME property on a regular basis to ensure that the HOME program requirements are met and that properties, owners, and managing agents comply with grant, and/or loan agreements. The HOME property owner is ultimately responsible for the ongoing compliance of HOME program regulations and standards during the entire period of affordability. Marketability of the property, regulatory compliance, and asset management are all essential PC HOME compliance components.

Portfolio Compliance (PC) staff review and approve all new and changing management requests. All property documents and attachments (e.g., leases, house rules, and tenant selection criteria) are reviewed to ensure HOME program compliance. HOME rent increases and changes are approved by OHCS prior to implementation. For HOME properties that contained ten units or more, audited financial statements are collected and reviewed by OHCS Asset Management Analysts. The Asset Management Analysts reviewing the financials assign the property a risk rating based on the information submitted as well as other factors taken into consideration, such as the last physical and file review rating, tenant complaints received, or change in management.

Properties are inspected in accordance with HUD regulations and the Uniform Physical Conditions Standards (UPCS). The first onsite inspection for newly funded property should occur within 12 months of a project's completion. Ongoing monitoring frequency is based on a risk assessment of each individual property to determine if the ongoing inspections (physical and/or file review) would occur every one, two, or three years. If any deficiencies are identified for inspectable items, a follow-up onsite inspection is conducted, or documentation is requested to verify that the finding has been satisfactorily addressed. Health and safety deficiencies identified during inspections are required to be corrected immediately (within 24-72 hours of the date of inspection). Properties identified with health and safety deficiencies are put on a more frequent inspection schedule. For properties with one to four units, the inspectable items for each building with HOME-assisted units, and 100 percent of the HOME units, are inspected. For properties with more than four HOME-assisted units, the inspectable items for each building with HOME-assisted units and at least 20 percent of the HOME-assisted units in each building, but not fewer than four units in each property, and one HOME-assisted unit in each building are inspected.

Due to State travel restrictions due to COVID-19, physical inspections of occupied units were not conducted for 2021 and a limited inspection review was done that included all vacant units, common

areas, and exterior of all buildings. OHCS has prioritized HOME units that did not receive their scheduled on-site physical inspection for inspections that will be conducted and reported on in the 2022 CAPER.

For properties receiving file audits during 2021, issues identified for corrective action include:

- The move-in TIC is missing a check mark under part VII Program type for HOME income status. Please check the 50% selection and ensure all changes are initialed.
- Self-Certification TIC needs the income x140% to be filled in, and ensure all changes are initialed.
- The gross rent in section VI Rent on the move-in TIC should be \$555 because this line includes rental assistance for HOME/LIHTC combined units. Please correct and ensure all changes are initialed.
- TIC's missing tenant initials/ signature's; management signature's; signed late.
- Forms not completed in its entirety-HOME Lease Compliance forms  
Files reviewed were unorganized and hard to differentiate the HOME units.
- Changes not initialed by all parties on documents.
- Employment income was not calculated or applied correctly.
- File did not contain required HOME Lease Compliance Form
- Move-in Inspection Report was not located
- Student Status was not accurately reported at move-in or first year annual
- Maximum Income and Rent Limits entered on the TIC do not correspond to the required and published limits applicable to the property
- Housing Application located in some reviewed files did not conform to, or contain sufficient information to determine eligibility
- Custody Arrangement or Agreement (50% custody) not obtained
- Other adult member(s), including those turned 18 years of age, need to be made party to lease
- Missing screening report on multiple files
- Missing Student Status forms
- Incorrectly calculated income
- Incorrect Rent/Income limits being used

### **Housing Trust Fund**

Properties assisted with Housing Trust Fund resources follow the same monitoring and inspections protocol used for the monitoring of properties assisted with HOME dollars. Similarly, OHCS has prioritized HTF properties that did not receive their scheduled on-site physical inspection for inspections that will be conducted and reported on in the 2022 CAPER

**MWESB**

OHCS requires development partners to identify an approach and benchmarks they will use to contract with MWESB COBID contractors/subcontractors in order to meet OHCS’s regional MWESB goals. Non-COBID Certified firms can be listed as a qualified MWESB firm but are encouraged to complete its certification with the COBID office by the end of construction. In 2020 OHCS hired a MWESB staff person who has worked closely with Business Oregon to educate and monitor Certification Office for Business Inclusion and Diversity (COBID) requirements which incorporate MWESB standards. Partners are scored based on their approach to MWESB engagement and contracting and how well this implements the OHCS MWESB policy.

**HOME Tenant Based Rental Assistance (TBRA)**

Full-time compliance monitoring of subgrantees’ use of the TBRA program is completed annually. The OHCS programmatic monitor uses a checklist to review client files for confirmation of eligibility and other program requirements. The monitor verifies appropriate agency protocols and procedures are in use. The OHCS fiscal monitor completes reviews of purchases and charges for services. Both monitors end their review with a meeting to discuss their findings and concerns. The subgrantees receive monitoring review letters. They must resolve any issues within a time period set by the monitor.

**Housing Opportunities for Persons with AIDS (HOPWA)**

The Oregon HIV/Viral Hepatitis/Sexually Transmitted Infections Integrated Planning Group (IPG) is an advisory group to the HIV/STD/TB Section of the Oregon Health Authority. The group assists with developing a statewide plan for providing prevention and care services for HIV, viral hepatitis, and other sexually transmitted infections. Memberships are inclusive of statewide stakeholders including both providers and consumers of HOPWA funded housing services. The IPG meets three times annually and is responsible for development of a strategic plan, which includes goals pertaining to housing assistance. The updated implementation plan for the IPG may be accessed at [www.endhivoregon.org](http://www.endhivoregon.org)

**HOPWA Monitoring Activities Table**

Activity	Description/Process
Monthly Financial Tracking Review	OHOP program management met monthly with the program Financial Operations Analyst to review individual grant expenditures to date and rate of spending. When needed and allowable adjustments were authorized.
IDIS Draw and Review	Centralized State accounting staff initiated draws from the Integrated Disbursement and Information System (IDIS) which were reviewed by program financial staff prior to submission. Draws typically occurred monthly, but at a minimum were done once a quarter.
Annual Client File Review and Quality Management Report	A Client File Review was conducted annually using a tool developed by the program which includes questions from the HOPWA monitoring standards, program policy and procedures and other applicable HUD regulations. An annual client file review summary report was prepared and presented to staff. Action plans for resolution were developed when applicable.

<p>Program Evaluation</p>	<p>Program evaluation was conducted periodically and included information related to housing stability for people living with HIV in the State. Evaluation reports can be found at the following link:<a href="http://www.oregon.gov/oha/PH/DISEASES/CONDITIONS/HIVSTDVIRALHEPATITIS/HIVCARETREATMENT/Pages/reports.aspx">http://www.oregon.gov/oha/PH/DISEASES/CONDITIONS/HIVSTDVIRALHEPATITIS/HIVCARETREATMENT/Pages/reports.aspx</a></p> <p>An OHOP client satisfaction survey was developed in 2020 and distributed in February 2021. Results showed that 95% of respondents rated OHOP overall service quality as either excellent or good. Seventy-six percent of survey respondents rated their current housing status as excellent or good. Respondents rated working with the OHOP program very highly, with 94% of respondents believing that being part of the program makes it easier to gain access to housing.</p>
---------------------------	--

**Emergency Solutions Grant (ESG)**

Full-time compliance monitoring of subgrantees’ use of the ESG program is completed at least every three years. The OHCS programmatic monitor uses a checklist to review client files for confirmation of eligibility and other program requirements. The monitor verifies appropriate agency protocols and procedures are in use. The OHCS fiscal monitor completes reviews of purchases and charges for services. Both monitors end their review with a meeting to discuss their findings and concerns. The subgrantees receive monitoring review letters. They must resolve any issues within a time set by the monitor.

**ESG-CV**

The ESG-CV utilizes the same monitoring standards as ESG.

**Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

A 15-day public comment period was provided for the 2021 CAPER, and plan attachments. Notice of the public comment period was published in Oregon newspapers of general circulation, distributed by email to interested parties, and posted on the OHCS website in compliance with Oregon’s 2021-2025 Citizen Participation Plan. The public comment period ran from May 11, 2022 – May 26, 2022 (due to administrative issues, one newspaper of general circulation could not run the public comment advertisement until May 12, 2022, so the public comment period was extended for an additional day).

## Community Development Block Grant (CDBG)(CR-45)

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

CDBG activities that have had a substantial impact on identified needs are the public works activities and community facility activities which were identified as high priority projects in the 2021-2025 Consolidated Plan, 81.48% of the CDBG funds awarded in 2020 were for Public Works projects that will benefit 12,709 of which 9,633 are LMI persons, 7.84% for Community Facilities projects will benefit 10,153 people of which 6,992 are LMI persons and 8.6% of the CDBG funds awarded in 2021 were for housing rehabilitation projects that will rehabilitate 95 housing units. Lastly, we funded a project under Urgent Need to assist communities within Marion County that was affected by the wildfire in 2020. Refer to Table's I, V and VI for more details.

The indicators for CDBG needs are identified by the type and number of applications received for funding in 2021. Based upon the number of applications received public works, community facilities and housing rehabilitation are of the highest need. Oregon funded:

- 11 public works projects and one increase
- 1 community facility projects and one increase;
- 4 housing rehabilitation projects

The state obligated its Program Year 2021 funds for activities in accordance, as much as possible, with the targets set in the *2021 Annual Action Plan for the Oregon Consolidated Plan*.

The state exceeded the annual allocation funding targets in all the categories other than MicroEnterprise Assistance.

The state's CDBG program along with the CDBG-CV continues to alleviate the effects of the pandemic by creating jobs, assisting microenterprises, improving the ability in providing infrastructure, providing housing assistance, and constructing essential community facilities. The primary obstacle in successfully addressing the demands remain in the lack of local capacity in administering the numerous amounts of funding coming down at the same time for somewhat similar purpose and timeline.

Due to the capacity and the competing funding programs in the local level, we saw some slow down in the local in finalizing the development of projects that are ready for funding. Within 2021, the State awarded 75% of all obligated amount to fund the activities that would assist LMI communities in responding to the impact to the pandemic specifically for Food Banks, Child Care, and water line improvements to provide reliable water to the residents. While 20% was awarded for activities assisting small businesses and micro-enterprise and 14% for housing related assistance.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No, the CDBG program does not have any open Brownfields Economic Development Initiative Grants.

## HOME Investment Partnerships (HOME) (CR-50)

---

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

In 2021, OHCS physically inspected a total of 10 HOME funded properties and 0 HOME-assisted units. All properties corrected the noted violations within the allotted amount of time (24 hours to 60 days depending on the violation). NOTE: Due to State travel restrictions due to COVID-19, physical inspections of occupied units were not conducted for 2021 and a limited inspection review was done that included all vacant units, common areas, and exterior of all buildings.

During 2021, property file reviews and desk audits for 7 properties were reviewed with 25 files reviewed.

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

All projects funded through OHCS are required to submit Affirmative Fair Housing Marketing (AFHM) plans to ensure the affirmative marketing of available units. Oregon Housing and Community Service establishes AFHM expectations within the program compliance manual. Staff reviews the AFHM plan before it is implemented and requires that it is updated at least once every five years. In addition, if projects are having issues with vacancy, the plan is revisited to identify additional actions that could be expanded on to equitably reach the market. Failure to correct all non-compliance could result in increased monitoring and reporting requirements, extension of the affordability period, repayment of the HOME grant or loan, or other legal remedies and may also affect the Owner's eligibility for future financing from OHCS under any or all its programs. Further, OHCS may require the management agent be replaced. Data on the amount and use of program income for projects, including the number of projects and owner and tenant characteristics. OHCS has now added a full-time staff position that is dedicated to the pursuit of the enhancement of Minority and Women owned and Emerging Small Business activities. OHCS believes that this dedicated position will improve upon the current process and policy associated with the implementation, capacity, and monitoring of affirmatively marketing HOME activities.

**Assessment of Affirmative Marketing Plans**

The Affirmative Fair Housing Marketing Plan for properties assisted with HOME and HTF is monitored by OHCS during routine annual file reviews. Every property is required to submit the most recent updated AFHMP for review as a pre-document with the Monitoring Report Questionnaire (MRQ) prior to the files being reviewed. OHCS staff are trained to review the document to make sure that the least likely to apply is visible in the document. That all marketing efforts are targeted to assist those populations of "least likely" to be known of the property's availability. Sites are required to update their plans every 5 years and send them to their OCHS Compliance Analyst for review.

**Describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

In 2021 OHCS received a total of \$108,743.77 in HOME Program Income. These funds will be allocated to a HOME funded project during 2022.

**Describe other actions taken to foster and maintain affordable housing.****91.220(k) Include the coordination of LIHTC with the development of affordable housing. 91.320(j)**

Oregon Housing and Community Services (OHCS) is placing a greater emphasis on strategic planning and the way we invest our resources. In early 2019 OHCS released *Breaking New Ground: Oregon's Statewide Housing Plan* which identified six priority areas the agency will focus on through 2024. These six priorities include Equity and Racial Justice, Homelessness, Permanent Supportive Housing, Affordable Rental Housing, Homeownership, and Rural Communities. All six priorities will require enhanced coordination efforts, but the priorities of Homelessness, Permanent Supportive Housing and Rural Communities are particularly reliant on an elevated level of coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies.

## Housing Opportunities for Persons with AIDS (HOPWA)(CR-55)

### Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance payments	0	0
Tenant-based rental assistance	60	80
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds	8	18
Permanent housing in the form of security deposits	15	8
Housing Information	50	102
Supportive services	60	80
<b>Total</b>	60 (unduplicated)	104 (unduplicated)

**Table 14 – HOPWA Number of Households Served**

The HOPWA program exceeded the goal for 2021 and assisted 80 households with tenant based rental assistance. It provided 18 units provided in transitional housing (hotel/motel assistance for COVID-19 response). 8 clients received permanent housing placement support in the form of security deposits. Increasing client access to, and engagement in, HIV/AIDS care and support is one of the primary goals of the OHOP program. Clients served with HOPWA housing assistance under the 2021 OHOP Formula grant continued to achieve very high levels of housing stability and reduced risks of homelessness. All outcomes (including leveraged services) were assessed directly from client-level service utilization data obtained through collaboration with the Ryan White Program (including the AIDS Drug Assistance Program), HIV/AIDS surveillance system, and LIHEAP program database.

## CR-56 - HTF 91.520(h)

A total of seventeen (17) affordable rental projects have received HTF commitments in IDIS since the first allocation of HTF received by Oregon in 2016 with the first one being completed last year in 2021. In 2021, 4 HTF projects were completed with all 17 HTF assisted units being restricted at 30% AMI.

**Describe the extent to which the grantee complied with its approved HTF allocation plan and the requirements of 24 CFR part 93.**

Tenure Type	0 – 30% AMI	0% of 30+ to poverty line (when poverty line is higher than 30% AMI)	% of the higher of 30+ AMI or poverty line to 50% AMI	Total Occupied Units	Units Completed, Not Occupied	Total Completed Units
Rental	17	0	0	0	0	17
Homebuyer	0	0	0	0	0	0

**Table 15 - CR-56 HTF Units in HTF activities completed during the period**

**CR-58 – Section 3**

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	3	0	0	1
Total Labor Hours	0	0	0	0	0
Total Section 3 Worker Hours	0	0	0	0	0
Total Targeted Section 3 Worker Hours	0	0	0	0	0

Table 1546 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0	1	0	0	1
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0	1	0	0	1
Direct, on-the job training (including apprenticeships).	0	1	0	0	1
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0	1	0	0	1
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0	1	0	0	1
Outreach efforts to identify and secure bids from Section 3 business concerns.	0	3	0	0	1
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0	1	0	0	1
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0	1	0	0	1
Provided or connected residents with assistance in seeking employment including drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0	0	0	0	0
Held one or more job fairs.	0	0	0	0	0
Provided or connected residents with supportive services that can provide direct services or referrals.	0	0	0	0	0
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0	0	0	0	0
Assisted residents with finding childcare.	0	0	0	0	0

Assisted residents to apply for or attend community college or a four-year educational institution.	0	0	0	0	0
Assisted residents to apply for or attend vocational/technical training.	0	0	0	0	0
Assisted residents to obtain financial literacy training and/or coaching.	0	0	0	0	0
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0	0	0	0	0
Provided or connected residents with training on computer use or online technologies.	0	0	0	0	0
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0	1	0	0	0
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0	0	0	0	0
Other.	0	0	0	0	0

**Table 17 – Qualitative Efforts - Number of Activities by Program**

# Emergency Solutions Grant (ESG)(CR-60)

## ESG Supplement to the CAPER in *e-snaps*

### For Paperwork Reduction Act

#### 1. Recipient Information—All Recipients Complete

##### Basic Grant Information

Recipient Name	OREGON
Organizational DUNS Number	809579543
EIN/TIN Number	930952117
Identify the Field Office	PORTLAND
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	

##### ESG Contact Name

Prefix	Mr.
First Name	Jovany
Middle Name	0
Last Name	Lopez
Suffix	0
Title	Emergency Rental Program Coordinator

##### ESG Contact Address

Street Address 1	725 Summer Street NE
Street Address 2	Suite B
City	Salem
State	OR
ZIP Code	97301-
Phone Number	5035807812
Extension	0
Fax Number	0
Email Address	jovany.lopez@hcs.oregon.gov

##### ESG Secondary Contact

Prefix	Mr
First Name	Mike
Last Name	Savara
Suffix	0

<b>Title</b>	Assistant Director of Homeless Services
<b>Phone Number</b>	5039867237
<b>Extension</b>	0
<b>Email Address</b>	Mike.Savara@Oregon.Gov

**2. Reporting Period—All Recipients Complete**

<b>Program Year Start Date</b>	01/01/2021
<b>Program Year End Date</b>	12/31/2021

**3a. Subrecipient Form – Complete one form for each subrecipient**

**Subrecipient or Contractor Name:** COMMUNITY ACTION TEAM  
**City:** St Helens  
**State:** OR  
**Zip Code:** 97051, 1708  
**DUNS Number:** 039792635  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 98967

**Subrecipient or Contractor Name:** ACCESS  
**City:** Medford  
**State:** OR  
**Zip Code:** 97501, 0188  
**DUNS Number:** 082625914  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 151805

**Subrecipient or Contractor Name:** MID-COLUMBIA COMMUNITY ACTION COUNCIL  
**City:** The Dalles  
**State:** OR  
**Zip Code:** 97058, 2208  
**DUNS Number:** 930555518  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 27045

**Subrecipient or Contractor Name:** COMMUNITY ACTION PROGRAM OF EAST CENTRAL OREGON  
**City:** Pendleton  
**State:** OR  
**Zip Code:** 97801, 3060  
**DUNS Number:** 943060985  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 53900

**Subrecipient or Contractor Name:** COMMUNITY CONNECTION OF NE OREGON  
**City:** La Grande  
**State:** OR  
**Zip Code:** 97850, 5267  
**DUNS Number:** 930575647  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 32646

**Subrecipient or Contractor Name:** COMMUNITY IN ACTION

**City:** Ontario

**State:** OR

**Zip Code:** 97914, 2468

**DUNS Number:** 829724447

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 27005

**Subrecipient or Contractor Name:** UCAN

**City:** Roseburg

**State:** OR

**Zip Code:** 97470, 1034

**DUNS Number:** 012168118

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 169173

**Subrecipient or Contractor Name:** CSC

**City:** Albany

**State:** OR

**Zip Code:** 97321, 2299

**DUNS Number:** 182579008

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 187265

**Subrecipient or Contractor Name:** LCHHS

**City:** Eugene

**State:** OR

**Zip Code:** 97401, 1100

**DUNS Number:** 030786248

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 300742

**Subrecipient or Contractor Name:** MWVCAA

**City:** Salem

**State:** OR

**Zip Code:** 97301, 4520

**DUNS Number:** 076427962

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 243140

**Subrecipient or Contractor Name:** NIMPACT

**City:** Redmond

**State:** OR

**Zip Code:** 97756, 7133

**DUNS Number:** 167358571

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 146838

**Subrecipient or Contractor Name:** ORCCA

**City:** Coos Bay

**State:** OR

**Zip Code:** 97420, 2976

**DUNS Number:** 039214416

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 73471

**Subrecipient or Contractor Name:** KLCAS

**City:** Klamath Falls

**State:** OR

**Zip Code:** 97601, 1136

**DUNS Number:** 623590754

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 65789

**Subrecipient or Contractor Name:** CAO

**City:** Hillsboro

**State:** OR

**Zip Code:** 97123, 3822

**DUNS Number:** 071819999

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 88607

**Subrecipient or Contractor Name:** YCAP

**City:** McMinnville

**State:** OR

**Zip Code:** 97128, 8190

**DUNS Number:** 014109474

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 66820

**Subrecipient or Contractor Name:** MULTCO

**City:** Portland

**State:** OR

**Zip Code:** 97204, 1810

**DUNS Number:** 030784888

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 109796

**Subrecipient or Contractor Name:** OREGON HOUSING AND COMMUNITY SERVICES

**City:** Salem

**State:** OR

**Zip Code:** 97301, 1266

**DUNS Number:** 809580293

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 0

**Subrecipient or Contractor Name:** NeighborImpact

**City:** Bend

**State:** OR

**Zip Code:** 97703, 5723

**DUNS Number:** 042409782

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 0

## Persons Assisted (ESG)(CR-65)

---

Oregon Housing and Community Service' subgrantees track in a Homeless Management Information System (HMIS) database all client data and ESG services provided, as required by HUD. Oregon Housing and Community Service instructs subgrantees to report this demographic data and information about services provided annually. ESG activities for 2021 are detailed in the Sage Report included as Attachment A of this plan.

# Assistance Provided and Outcomes (ESG) (CR-70)

## 10. Shelter Utilization

Number of New Units – Rehabbed	0
Number of New Units – Conversion	0
Total Number of bed - nights available	73,365
Total Number of bed - nights provided	71,365
Capacity Utilization	97%

Table 24 – Shelter Capacity

## 11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

In consultation with the CoCs, OHCS has two performance measures on which all subgrantees must report. These performance measures align with HUD's required system performance measures for CoCs. They are: 1) Percentage of persons who exit to or retain permanent housing, and 2) percentage of persons who exit to permanent housing and retain permanent housing at six months.

The goal for the first measure is that 30 percent of all persons exiting the subgrantees' programs for homeless persons, exit to permanent housing. Actual data for 2021 shows 46.74 percent of clients exiting the ESG program resided in permanent housing at the time of exit.

The second goal is 80 percent of all persons exiting to permanent housing remain in permanent housing six months after leaving the homeless services programs. Of persons in permanent housing at exit from all Homeless Services programs, 93 percent were still in their housing six months later.

## ESG Expenditures (CR-75)

### 11. Expenditures

#### 11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2019	2020	2021
Expenditures for Rental Assistance	9,302.60	115,648.76	125,489.99
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	68,411.99
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	39,957.43
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Homelessness Prevention</b>	<b>9,302.60</b>	<b>115,648.75</b>	<b>233,859.41</b>

Table 25 – ESG Expenditures for Homelessness Prevention

#### 11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2019	2020	2021
Expenditures for Rental Assistance	13,954.20	323,473.14	214,571.40
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	49,774.70
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	123,438.75
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Rapid Re-Housing</b>	<b>13,954.20</b>	<b>323,473.14</b>	<b>387,784.85</b>

Table 26 – ESG Expenditures for Rapid Re-Housing

**11c. ESG Expenditures for Emergency Shelter**

	Dollar Amount of Expenditures in Program Year		
	2019	2020	2021
Essential Services	7,442.20	98,346.00	87,494.05
Operations	0	54,173.00	70,000.00
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
<b>Subtotal</b>	<b>7442.20</b>	<b>152,519</b>	<b>157,494.05</b>

Table 27 – ESG Expenditures for Emergency Shelter

**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2019	2020	2021
Street Outreach	6,512	110,954.13	142,636.39
HMIS	6,046.70	45,171.70	97,346.93
Administration	3,256.03	34,672.24	40,719.62

Table 28 - Other Grant Expenditures

**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2019	2020	2021
1,888,838.95	46,513.73	782,438.97	1,059,841.25

Table 29 - Total ESG Funds Expended

**11f. Match Source**

	<b>2019</b>	<b>2020</b>	<b>2021</b>
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	116,237.4
State Government	0	0	635,925.56
Local Government	0	0	94,913.95
Private Funds	0	0	292,339.05
Other	46,513.73	782,438.97	90,694.00
Fees	0	0	0
Program Income	0	0	0
<b>Total Match Amount</b>	0	0	1,230,109.96

**Table 30 - Other Funds Expended on Eligible ESG Activities**

**11g. Total**

<b>Total Amount of Funds Expended on ESG Activities</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
3,947,856.61	93,027.46	1,564,877.94	2,289,951.21

**Table 31 - Total Amount of Funds Expended on ESG Activities**

# ATTACHMENTS

## **PROGRAM REPORTS**

- A. 2021 Sage Report (CR-65 ESG Person Assisted)

## **FAIR HOUSING ACTION PLAN REPORT**

- B. Oregon Fair Housing Action Plan 2021 Report

## **ANNUAL PERFORMANCE REPORTS**

- C. 2021 CDBG PER

## **CITIZEN PARTICIPATION**

- D. Citizen Participation Comments

## **OHCS Project Inspections**

- E. OHCS Project Inspection & File Review List