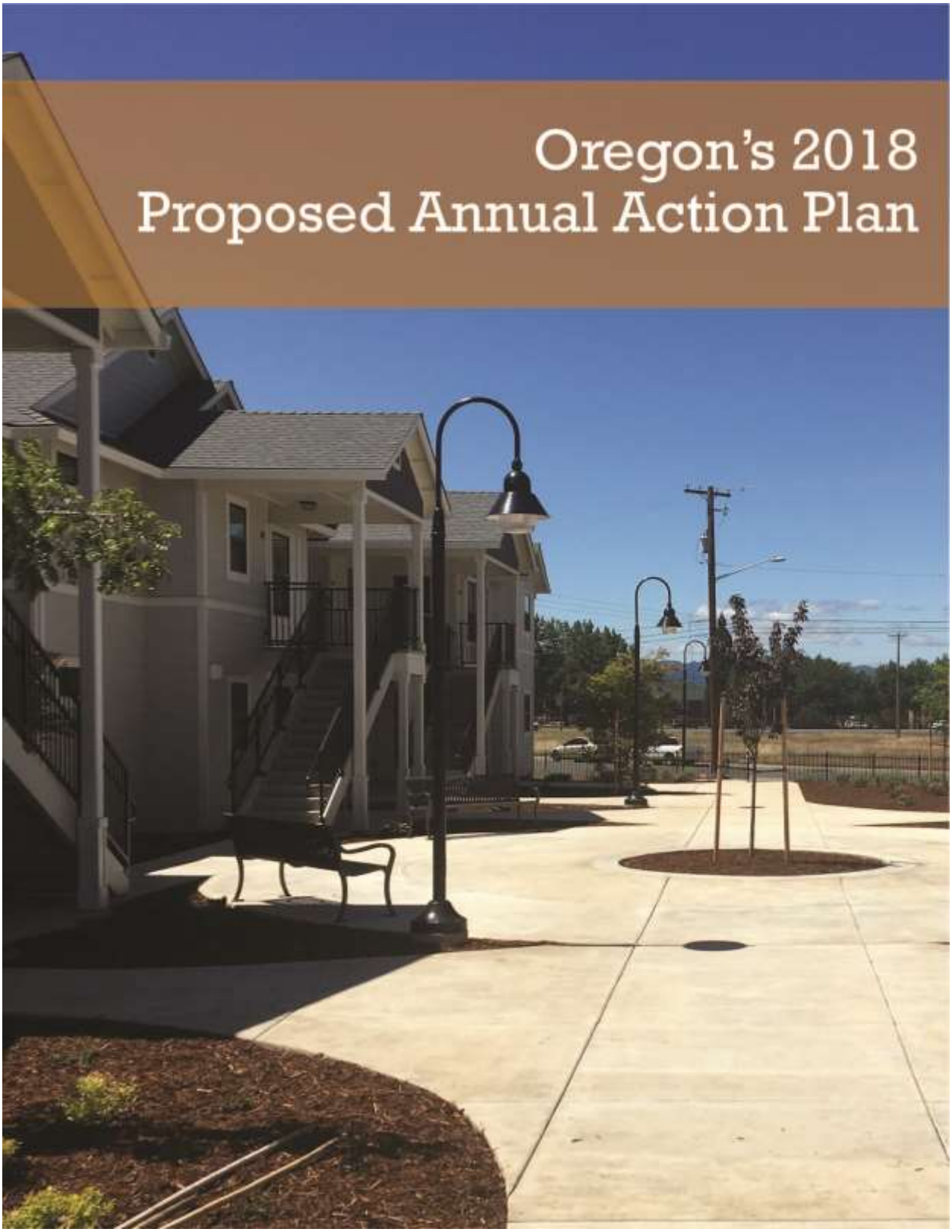
Oregon's 2018
Proposed Annual Action Plan

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Acknowledgements

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Cover Project:
Patriot Station
White City
Total Units: 54
Veterans: 18 units
OHCS Funding: HOME, LIHTC
Year Completed: 2017

Executive Summary (AP-05)

Introduction:

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

The 2018 Annual Action Plan details the third year of implementation of the 2016-2020 Consolidated Plan; approved in May of 2016. The Consolidated Plan was later amended to include Oregon's 2016 National Housing Trust Fund Allocation Plan. The 2018 Annual Action Plan seeks to advance the priorities set for the Consolidated Plan, and outlined by our partners.

Oregon's 2018 Annual Action Plan is governed by 24 CFR 91.300, and was developed in accordance with those regulations, and the direction provided by the U.S. Department of Housing and Urban Development (HUD).

The 2016-2020 Consolidated Plan, Annual Action Plans, Consolidated Annual Performance Reports are available at the following link:
http://www.oregon.gov/ohcs/pages/consolidated-plan-five-year-plan.aspx

Summarize the objectives and outcomes identified in the Plan

Table 3, AP-20, Annual Goals and Objectives, provides a clear summary of Oregon's goals and objectives, the needs addressed and the source of funding for each goal outlined in Oregon's five year Strategic plan.

Evaluation of past performance

The U.S. Department of Housing and Urban Development's primary goals for the use of these program funds is to provide decent housing, create suitable living environments and expand economic opportunities. The goals and outcomes table below shows Oregon's performance in meeting the goals outlined in the 2016-2020 Consolidated Plans' Strategic Plan over the last two years.

Goal	Category	Expected Strategic Plan	Actual Strategic Plan	Percent Complete
Administration	Affordable Housing Administration	2	2	100.00%

Affirmatively further fair housing	Fair Housing	1	1	100.00%
CDBG - Housing Rehabilitation	Affordable Housing	30	12	40%
CDBG - Microenterprise Assistance	Non-Housing Community Development	15	2	13.33%
CDBG - Public Works	Non-Housing Community Development	10	7	70.00%
CDBG - Public/Community Facilities (SL1)	Non-Housing Community Development	3	4	133.33%
CDBG - Public/Community Facilities (SL3)	Non-Housing Community Development	3	1	33.33%
CDBG-Community Capacity/ Technical Asst (1%)	Non-Housing Community Development	15	5	33.33%
CHDO Operating Support Grant	Affordable Housing	4	4	100.00%
Fund affordable housing	Affordable Housing	300	136	45.33%
		200	61	30.50%
Prevent and divert people from becoming homeless	Homeless	2,000	1,550	77.75%
		8,500	2,662	31.32%
Provide people with HIV/AIDS supportive housing	Supportive housing for people with HIV	0	151	0%
		55	67	121.81%
		0	0	0%
		133	75	56.39%
Reduce homelessness	Homeless	2,000	2,173	108.65%
		31,000	10,591	34.16%
	Other	3,800	1,843	48.50%

Summary of Citizen Participation Process and consultation process:

The following section outlines the public participation process and consultation process for the 2018 AAP

- A public comment period was held May 18, 2018 through June 18, 2018
- Notice for the plan was published through the following Oregon media outlets: Bend Bulletin, Salem-News.com, Portland Oregonian, Pendleton East Oregonian, and the Medford Mail Tribune
- Notice was sent electronically through Constant Contact to interested parties.
- The Proposed 2018 AAP was published on the OHCS website at the following address: http://www.oregon.gov/ohcs/pages/consolidated-plan-five-year-plan.aspx

Summary of public comments

OHCS received two written comments in regard to the Proposed 2018 AAP. One commenter stated there is a 25% placement limitation attached to supportive housing grants within any single development.

The second commenter felt that the state could do more to recognize that manufactured park and home preservation is an essential element in preserving affordable housing throughout the State of Oregon. They would like additional resources for the replacement, repair and energy upgrades as appropriate for manufactured parks and homes.

Summary of comments or views not accepted and the reasons for not accepting them

Comment one received through the public comment process is not accepted as follows: The comment regarding the 25% placement limitation is not accepted. The HOPWA program does not place these limitations on their program.

All other comments are accepted. OHCS through its planning processes, including the Statewide Housing Plan, is working to expand preservation resources for manufactured parks and homes.

A summary of the public comments, and Oregon's responses, are included as Attachment D.

Summary

A 30 day public comment period was provided for the Proposed 2018 Annual Action Plan, and plan attachments. Notice of the public comment period was published in Oregon media outlets of general circulation, distributed by email to interested parties, and posted on the OHCS website in compliance with Oregon's 2016-2020 Citizen Participation Plan. A summary of citizen participation comments is included in Attachment D of this plan.

The Proposed 2018 CDBG MOD Public comment period opened February 25, 2018, and closed on March 26, 2018. A public hearing was held March 20, 2018. No comments were received for the Proposed CDBG MOD during the public comment period, or at the public hearing.

Project name: Iron Horse Lodge
Affordable housing for seniors
Location: Prineville
Resource Funding: HOME and LIHTC

Lead & Responsible Agencies (PR-05)

Agency/entity responsible for preparing/administering the Annual Action Plan

Following are the agencies/entities responsible for preparing the 2018 Annual Action Plan, and those responsible for administration of each grant program and funding source.

The 2018 Annual Action Plan was developed and completed in a partnership between Business Oregon[1], Oregon Health Authority (OHA), and Oregon Housing and Community Services (OHCS).

The contact information for the participating agencies is as follows:

Oregon Housing and Community Services

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[1] 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-metropolitan cities and counties.

Consultation (AP-10)

Introduction:

Oregon endeavors to provide stable and affordable housing, address poverty, and provide opportunities for Oregonians. To this end, Oregon works with partners across the state; including, state and federal agencies, non-profits, developers, Community Action Agencies, tribes, community members, and many others. In the section below we've highlighted some of the collaborative work that will take place in 2018.

Provide a concise summary of the state's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies

Oregon Statewide Housing Plan:

Oregon Housing and Community Services is placing a greater emphasis on strategic planning and the way we invest our resources. Over the past several years we have been restructuring, refocusing and reimagining our department. Our work has led to a greater emphasis on data, research and customer service. In 2018, we are carrying that effort forward as we continue to develop Oregon's Statewide Housing Plan.

The plan will clearly articulate the extent of Oregon's housing problem and what can be done to address it. OHCS has committed to the Housing Stability Council, and our stakeholders, that the plan will be responsive to the needs of the state, delivered to the legislature, and include elements of our equity agenda. Our partners in other state agencies, and mental health and service providers, are stakeholder in this process. We will look to our stakeholders to provide input and help develop this important body of work.

Statewide Supportive Housing Strategic Workgroup:

The Oregon Health Authority (OHA) and OHCS collaborated to create the Statewide Supportive Housing Strategic Workgroup (SSHSW). This SSHSW will advise both agencies on key program and policy considerations to develop an implementation framework to support the housing and health services needed to serve individuals experiencing, or at risk of experiencing, homelessness. Major activities for this workgroup include alternating in-person and webinar meetings with the full twenty plus person workgroup every five weeks. The meetings are theme based on three major proponents: services, housing (rental assistance & capital), and infrastructure (referral pathways). The SSHSW is currently working through services and is coming to a common understanding on the service needs of housing providers in order to, in full faith, develop housing for a population in need of permanent supportive housing.

Addictions and Mental Health Planning and Advisory Council (AHMPAC):

OHCS staff participate in the AMHPAC, and provide information to the Council on affordable housing, service providers, and any relevant funding updates.

Housing and Olmstead Subcommittee:

Oregon Housing and Community Services' staff sit on this subcommittee the AHMPAC. Staff will provide housing 101 trainings to the subcommittee as well as education around Olmstead and the need for more housing case managers to help individuals with substance abuse disorder (SAD) and severe and persistent mental illnesses (SPMI) better access to housing choice.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Continuum of Care (CoC):

Oregon Housing and Community Services has dedicated $300,000 in discretionary funds to assist CoCs to complete research and planning activities to become more competitive in their applications for HUD funds, and to provide consultative support for Continuums that are lagging in meeting HUD requirements such as establishing a viable coordinated entry process. Oregon Housing and Community Services' funding will be awarded through a competitive Request for Proposal (RFP) process.

Oregon Housing and Community Services continues to collaborate with the state's Continuums in development of shared data and protocols via periodic consultations and work groups.

Participation with Oregon's Nine Federally Recognized Tribes:

The 2001, Oregon's Legislature enacted SB 770, formalizing the government-to-government relationship that exists between Oregon´s Indian tribes and the State of Oregon. The bill requires state agencies to develop and implement policies on tribal relations. Provisions of the statute also include annual meetings, require key contact designation, and encourage inter-governmental agreements. Oregon Housing and Community Services participates in quarterly inter-agency Tribal Cluster meetings related to health and human service's needs, and economic and community development needs to build open communication with tribal leaders and staff, and to gain an understanding of critical issues facing tribes.

Describe consultation with the Continuum(s) of Care that serves the State in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects

and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Allocation of all homeless funds, including ESG, are based on formula. The formula data elements are regularly updated and reviewed by the Community Action network and its association, which are the state mandated homeless grantees. These grantees are also actively involved in leadership roles for their respective Continuums of Care (CoC). Oregon Housing and Community Services plans to initiate a review process that will include CoC representatives, and the Community Action network, to determine if the formula for distributing homeless funds, including ESG, needs to be revised and aligned with CoC priorities.

Oregon Housing and Community Services developed statewide minimum ESG standards within the areas identified in 24 CFR 576.400 (e) (3), and no longer requires grantees to establish their own standards. Oregon submitted the standards to HUD in response to the results of Oregon's 2014 monitoring. As part of the 2015 funding application, grantees are required to provide written verification that they will comply with the state standards, which will be documented during OHCS's program monitoring. Grantees who wish to develop more restrictive standards, or need to comply with relevant ESG CoC standards must submit their standards for OHCS review and approval. Oregon Housing and Community Services anticipates a small number of grantees will propose more restrictive agency standards. The ESG standards are included with this response and may be found on page six of the ESG Operations Manual at the following link http://www.oregon.gov/ohcs/CRD/hss/manual-emergency-solutions-grant.pdf.

Oregon Housing and Community Services utilizes the same HMIS data system used by Oregon's CoC. Policies and procedures for operation and administration of HMIS are determined by the Portland Housing Bureau in compliance with HUD requirements. Oregon Housing and Community Services contracts with the Portland Housing Bureau to use ServicePoint (CoC's chosen HMIS) to collect and report all state allocated homeless funded program data, and ESG program data.

Oregon Housing and Community Services is the Balance of State (ROCC) Continuum of Care's HMIS administrator. Oregon Housing and Community Services staffs have on-going meetings with ROCC's Coordinator to discuss alignment of ESG standards, data quality expectations and development of performance measures. Oregon Housing and Community Services recently allocated Emergency Housing Assistance discretionary funds to the Community Action Partnership of Oregon (CAPO--ROCC's applicant agency) to support further development of ROCC's governance structure, project prioritization process, performance measures and other ROCC areas in need of development to meet HUD expectations. Community Services Block Grant (CSBG) discretionary funds will be provided to CAPO for the current fiscal year to align efforts with ROCC to provide training and technical assistance to CAAs to improve and sustain compliance with data quality standards. The majority of HUD funded CoC projects, and all state funded ESG projects, are administered and implemented by the same CAAs.

Emergency Solutions Grant (ESG) funding is utilized within a homeless system of services funded by multiple state and federal funding sources. Several CoC funded projects utilize state funds to meet HUD match requirements. The integration of funding requires OHCS to develop system performance measures that ideally align with HUD's CoC required system performance measurements. Percentage of persons who exit to or retain permanent housing, and percentage of persons who exited to permanent housing and retain permanent housing at six month follow-ups, are two performance measures OHCS is currently measuring to determine appropriate performance benchmarks. Both of these measures are identical to, or closely aligned, with HUD's CoC System Performance Measures, 7b and 2a. For the 2017-2019 biennium, OHCS is determining which additional state and HUD measures will be added, with the ultimate goal of replicating and/or aligning ESG performance measures with HUD's seven required system performance measures.

Continuum of Care consultation regarding ESG funding allocations and projects also occurs during the funding application process. ESG grantees are required to present their proposed ESG funded projects to their respective CoC for review and comment. Documentation of CoC review is required as part of the funding application. Additionally, consultation will occur as requested or needed, such as Washington County's annual request to OHCS, and our Washington County ESG grantee, to provide a presentation to their entire CoC membership.

Preliminary planning is underway to determine the interest and need for OHCS to convene Oregon's CoC to evaluate and consider enhancing the Point in Time Count (PITC) process and data collection.

Agencies, groups, organizations and others who participated in the process and consultations

Oregon took a broad approach to consultation for the 2018 AAP; providing notice in newspapers across the state, through e-mail, and making the plan available on the OHCS website.

Identify any Agency Types not consulted and provide rationale for not consulting

There were no agency types that were not provided an opportunity to actively be engaged, or be consulted, in the development of this plan.

Citizen Participation (AP-12)

The opportunity for Citizen Particpation is a critically important aspect in development of an Annual Action Plan. The 2018 Plan offered Oregonians the ability to comment on the Community Development Block Grant program through a public notice announcing a public hearing and public comment period which was published in 'The Oregonian' on Sunday, February 25, 2018. The notice was also placed on Business Oregon's website and "pushed out" through the agency's marketing and communications section to persons signed up to receive CDBG listserv notifications. The 30-day public comment period was from February 23, through March 26, 2018 and the Public Hearing was held on March 20, 2018. No comments were received during the public comment period.

Oregonians could also comment on the entire 2018 AAP as this document was advertised using various methods of outreach. Five newspapers requesting public comment were utilized and comments were received from May 18, 2018 - June 18, 2018. Advertisements were made in English and Spanish in 'The Bulletin', and an English advertisement with contact information also in Spanish was made available through 'The Oregonian', 'Salem News', 'East Oregonian' and the 'Medford Mail Tribune'. Information was also posted on the OHCS website. OHCS received two responses which are provided within the 2018 AAP as attachments.

Expected Resources (AP-15)

Introduction:

In 2018, based on 2017 allocations, Oregon expects to make the following HUD funds available for the program year:

- CDBG $ 13,162,331
- HOME $ 9,567,644
- HTF $ 3,654,189
- HOPWA $ 500,140
- ESG $ 1,812,161

HUD funds will be used in conjunction with other federal, state, and local funding to maximize investments in affordable housing and community development activities.

Project Name: Alona Place
Workforce Families
Located in Junction City
Resource Funding: HOME and LIHTC
Closed in 2016

Anticipated Resources

Table 1/2 - Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total:$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	13,162,331			13,162,331	26,324,662	See the narrative description in the Appendix, Attachment **E**.
HOME	public - federal	Multifamily Acquisition Multifamily rental new construction Multifamily rental rehab TBRA, CHDO Operating Support Grants	9,567,644			9,567,644	19,135,288	OHCS focuses the HOME program on new construction, and acquisition and rehabilitation of multifamily rental units, TBRA, and CHDO Operating Support Grants
HTF	public- federal	Multifamily Acquisition Multifamily rental new construction Multifamily rental rehab	3,654,189			3,654,189	7,308,378	HTF is an affordable housing production program that is leveraged with other federal and state funding. It is made available through OHCS annual LIHTC and HOME NOFA as an additional source of funding for multifamily rental housing projects with units affordable to extremely low income households.

HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities Short-Term Rent, Mortgage and Utility Assistance Supportive services TBRA	500,140			500,140	1,000,280	OHA uses HOPWA funds to meet the permanent housing needs of people living with HIV.
ESG	public - federal	Conversion and rehab of emergency shelters Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Homeless Prevention Rental Assistance Services Transitional housing	1,812,161			1,812,161	3,624,322	OHCS includes homelessness prevention programs in the ESG program.

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Community Development Block Grant (CDBG):

The CDBG Administrative match requirement will be met by utilizing funds from the Special Public Works Funds which is a state-funded program. While there is are no match requirement for projects seeking funding from the CDBG Program, points will be awarded in the competitive application round for projects that leverage fudning from other resources. Additionally, for projects where the total cost the project will exceed the CDBG fudning request, applicants must show committed funds to ensure projects can be completed.

HOME Investment Partnerships Program (HOME):

Oregon Housing and Community Services (OHCS) provides tax credits and various gap financing to affordable housing developers. This process encourages creativity in the use of federal, state, and local government resources with private resources to meet the needs of communities. Oregon Housing and Community Services administers the federal LIHTC program, a major funding source for development of affordable housing. Tax credits are leveraged with other state and federal funds through a competitive Notice of Funding Availability (NOFA) process, allowing one application for several resources that are available through OHCS. Oregon Housing and Community Services also administers the non-competitive 4% tax credits used in conjunction with tax-exempt bonds.

Matching funds for the HOME Program come from various state and local resources, including the Oregon Affordable Housing Tax Credit.

Housing Trust Fund (HTF):

There is no non-federal match requirement for the HTF.

Emergency Solutions Grant (ESG):

One hundred percent match is required by the ESG program. Matching contributions for the ESG program may come from many sources, including federal, state, local, and private sources. HOME TBRA can be used as match in very limited circumstances. The following requirements apply to matching contributions from a federal source of funds:

- Adherence to laws and or grant restrictions which govern use of funds for match, ensuring no prohibition to matching federal ESG funds; and

- If ESG funds are used to satisfy matching requirements of another federal program, funding from that program cannot be used to satisfy the match requirements for ESG.

Non-cash matching resources may include the value of the lease on a building, salary paid to staff carrying out the program (paid for with non-ESG dollars), and the value of the time and services contributed by volunteers to carry out the program. Oregon Housing and Community Services may consider exceptions on a case-by-case basis in consultation with the sub-grantee. Oregon Housing and Community Services ESG program does not generate program income.

Housing Opportunities for People with HIV/AIDS (HOPWA):

As the grantee, OHA works with community housing and social service partners and leverages additional program funding to provide a continuum of HIV services. Housing Opportunities for People with HIV/AIDS funding is leveraged through additional resources. Federal Ryan White Part B funds and general state funds provide households served with insurance assistance, case management services, and wrap around support services. Emergency utility assistance is provided through the state's Low-Income Energy Assistance Program (LIEAP). The HOPWA program has no match requirement, does not generate any program income, and will not use land or property that is publicly-owned.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

In the 2015 legislative session HB 3524 was passed, which requires the state, when selling or disposing of appropriate real property, to provide notification to developers of affordable housing. However, most parcels that are disposed of are remnant lots and may not be suitable for housing development. Oregon Housing and Community Services will work with the Oregon Department of Administrative Services to provide notification to affordable housing developers.

Project Name: Patriot Station
Veterans/18 units & Workforce/35 units
Location: White City
Resource Funding: HOME
Completed: 2017

Annual Goals and Objectives (AP-20)

Goals Summary Information

Table 3 – Goals Summary

Goal Number	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	CDBG - Public Works	2016	2020	Non-Housing Community Development	None	CDBG-Public Works	CDBG: $6,713,754	2 Projects
2	CDBG - Public/Community Facilities (SL1)	2016	2020	Non-Housing Community Development	None	CDBG-Public/Community Facilities	CDBG: $1,266,746	1 Project
3	CDBG - Public/Community Facilities (SL3)	2016	2020	Non-Housing Community Development	None	CDBG-Public/Community Facilities	CDBG: $0	0 Projects
4	CDBG – Public/Community Facilities (DH1)	2016	2020	Homeless/Non-Homeless special Needs	None	CDBG-Public/Community Facilities	CDBG: $1,266,746	1 Project
5	CDBG - Microenterprise Assistance	2016	2020	Non-Housing Community Development	None	CDBG-Microenterprise Assistance	CDBG: $253,349	3 Projects
6	CDBG - Housing Rehabilitation	2016	2020	Affordable Housing	None	CDBG-Housing Rehabilitation	CDBG: $3,166,865	6 Projects
7	CDBG - Community Capacity/ Technical Assistance	2016	2020	Non-Housing Community Development	None	CDBG-Community Capacity/Technical Assistance	CDBG: $131,624	3 Projects
8	CDBG – Emergency Projects	2016	2020	Non-Housing Community Development	None	CDBG – Emergency Projects		Department will ensure if a bona fide disaster occurs, projects will meet

								CDBG requirements and will be reported accordingly.
9	Prevent and divert people from becoming homeless	2016	2020	Homeless	None	Rapid Rehousing with Supportive Services Rental Assistance	HOME: $2,009,205 ESG: $598,013	Tenant-based rental/rapid rehousing assistance for 400 households. Homelessness Prevention for 1,700 persons
10	Reduce homelessness	2016	2020	Homeless	None	Rapid Rehousing with Supportive Services Rental Assistance Shelter Beds and Homeless Services Street Outreach	ESG: $1,214,148	Tenant-based rental/rapid rehousing assistance for 400 persons; Shelter: 6,200 persons; Street Outreach: 760 persons
11	Fund affordable housing	2016	2020	Affordable Housing	None	Accessible Housing Affordable Housing Rehabilitation and Preservation of Units	HOME: $6,123,293 HTF: $3,288,770	Rental units constructed: 60 Housing Units Rental units rehabilitated: 30 Housing Units Accessible Units: Minimum of five percent of units built.
12	Affirmatively further fair housing	2016	2020	Fair Housing	None	Affordable Housing Accessible Housing Fair access to housing and housing choice	Beginning in 2018, AFFH becomes an agency wide expense.	OHCS has a Contract with FHCO to provide fair housing services throughout the state.
13	Provide people with HIV/AIDS supportive housing	2016	2020	Supportive housing for people with HIV	None	Permanent Housing with Supportive Services Rental Assistance	HOPWA $500,140	Tenant-based rental for 55 households
14	CHDO Operating Support Grant	2016	2020	Affordable Housing	None	Affordable Housing	HOME: $478,382	To provide operating support grants to 4 certified CHDOs that are actively involved in development of a HOME

								assisted affordable housing project.
15	Administration	2016	2020	Affordable Housing Administration	**None**	Accessible Housing Affordable Housing CDGB	HOME: $956,764 CDBG: $363,247 HTF: $365,419	A percentage of each program allocation is generally allowed for administration costs.

Goal Descriptions

Table 4 – Goal Descriptions

1	**Goal Name**	**CDBG - Public Works**
	Goal Description	Provide sustainable and suitable living environments through enhancements, improvements or construction of water and wastewater systems to provide availability and accessibility to clean, safe drinking water and safe sanitary sewer systems
2	**Goal Name**	**CDBG - Public/Community Facilities (SL1)**
	Goal Description	Rehabilitation or construction of community facilities such as food banks, family resource centers, community centers, senior centers, fire stations or libraries, many of which rarely produce a reliable or sufficient revenue stream to repay a loan.
3	**Goal Name**	**CDBG - Public/Community Facilities (SL3)**
	Goal Description	Rehabilitation or construction of drug and alcohol treatment centers, Head Start facilities, mental health and health clinics, and sheltered workshops for people with disabilities.
4	Goal Name	**CDBG - Public/Community Facilities (DH1)**
	Goal Description	Rehabilitation/ construction of domestic violence shelters, emergency/ homeless shelters.
5	**Goal Name**	**CDBG - Microenterprise Assistance**
	Goal Description	Improve economic opportunities through training and classes aimed at improving the conditions and success for business owners the majority of whom will be low-to-moderate income persons.
6	**Goal Name**	**CDBG - Housing Rehabilitation**

	Goal Description	Preserve decent housing, improving the sustainability and affordability of existing housing stock, through rehabilitation projects of single-family, owner-occupied homes by providing grants or loans to complete needed repairs, many of which are health and safety related. One hundred percent of the funds in this goal will serve low-to moderate-income homeowners.
7	**Goal Name**	**CDBG - Community Capacity/ Technical Assistance**
	Goal Description	Oregon uses one percent of CDBG funds to train and provide technical assistance to several economic development organizations, infrastructure conferences, and other local capacity building events, grant administration workshops, applicant workshops, grant management training, and one-on-one technical assistance.
8		**CDBG - Emergency Projects**
		The State of Oregon uses CDBG funds to assist in repair or mitigate damage that were a direct result of a qualifying disaster from bona fide emergencies. To be considered a bona fide emergency the situation must be: ○ Officially declared by the Governor as a "State of Emergency" needing immediate action; and, or ○ A presidential disaster declaration has been issued for the event Funds for this program is limited to five percent cap of the annual allocation, this fund will be set aside at the time when we see the need.
9	**Goal Name**	**Prevent and divert people from becoming homeless**
	Goal Description	Promote services to support people at risk of homelessness and work to prevent homelessness through increased housing stability using services that include but are not limited to: security and utility deposit payment, rent subsidy, and case management and self-sufficiency opportunities. Acknowledge that preventing individuals and families from becoming homeless is critical to ending homelessness. Every episode of homelessness that can be averted spares men, women, and children the psychological and physical trauma of not being housed.
10	**Goal Name**	**Reduce homelessness**
	Goal Description	Promote programs that reduce homelessness through homeless prevention services such as financial and rent assistance, and re-house people experiencing homelessness into permanent housing. Rapid re-housing places a priority on moving a family or individual experiencing homelessness into permanent housing as quickly as possible, ideally within 30 days of becoming homeless and entering a program. HOME TBRA funds provide rent assistance and pay security deposits. Both homelessness

		prevention and rapid rehousing services couple financial and/or rent assistance with case management and self-sufficiency opportunities. Clients may be provided referrals to agencies that can help address, mitigate and possibly alleviate other barriers causing housing instability.
11	**Goal Name**	**HOME and HTF- Fund affordable housing**
	Goal Description	Oregon HOME and HTF funds are used to finance the development of affordable housing for low income households, HTF funds are focused largely on extremely low income households. Funds can be used for new construction, acquisition and rehabilitation. The HOME and HTF programs meet the accessibility requirements of section 504 of the Rehabilitation Act.
12	**Goal Name**	**Affirmatively further fair housing**
	Goal Description	Work diligently to promote fair housing and access to housing choice for all Oregonians. Take meaningful action to overcome patterns of segregation and promote inclusive communities free of barriers to opportunity. OHCS is committed to distributing resources and supporting programs to address housing inequities and disparities experienced by communities of color and other underserved communities.
13	**Goal Name**	**Provide people with HIV/AIDS supportive housing**
	Goal Description	HOPWA funds will meet the permanent housing needs of people living with HIV through provision of tenant based rental assistance and permanent housing placement, to include deposits. HOPWA funding will be leveraged through federal Ryan White Part B funds and general state funds to provide insurance assistance, case management services, and wrap around support services.
14	**Goal Name**	**Provide support grants to certified CHDOs**
	Goal Description	Five percent of the HOME allocation will be used to provide operating support grants to certified CHDOs that are actively involved in development of a HOME assisted affordable housing project.
15	**Goal Name**	**Administration**
	Goal Description	State Administration of CDBG program and HOME Program

Allocation Priorities (AP-25)

The following section describes the reasons for program allocation priorities and how the proposed distribution of funds will address the priority needs and goals of the Strategic Plan.

Funding Allocation Priorities

Table 5 – Funding Allocation Priorities

	CDBG	HOME	HTF	HOPWA	ESG
CDBG – Public Works (%)	51	0	0	0	0
CDBG – Public/Community Facilities (SL1) (%)	10	0	0	0	0
CDBG – Public/Community Facilities (SL3) (%)	10	0	0	0	0
CDBG – Housing Rehabilitation (%)	24	0	0	0	0
CDBG – Micro-enterprise (%)	2	0	0	0	0
CDBG – Community Capacity/Technical Assistance (%)	1	0	0	0	0
Prevent and divert people from becoming homeless (%)	0	21	0	0	33
Reduce homelessness (SL1) (%)	0	0	0	0	67
Fund affordable housing (%)	0	64	90	0	0
Support Grants for CHDOs	0	5	0	0	0
Provide people with HIV/AIDS supportive housing (%)	0	0	0	100	0
Affirmatively further fair housing (%)	0	0	0	0	0
Administration	2	10	10	0	0
Total (%)	100	100	100	100	100

Reason for Allocation Priorities

Community Development Block Grant (CDBG):

Community Development Block Grant priorities were identified based on previous program demands, past experience, and Business Oregon's cost/benefit analysis. By allocating the funds in this manner it provides the state investment flexibility. Business Oregon is not obligated to award all the funds allocated to a particular priority or category. If a sufficient number of projects are not awarded in a particular category, applications in other categories may be funded. Each quarter the agency will conduct a target review to determine if funds should be moved from one category to another. The 2018 allocation priorities were also based on the projected available funds from the annual funding allocation reduced by an average of two percent based on the 2011-2015 allocation.

HOME Investment Partnerships Program (HOME):

Oregon Housing and Community Services' funding priorities were established based on the depth of need for affordable rental housing resources in the community.

Sixty four percent of OHCS' HOME funding is used to finance the development of multifamily housing in the Balance of State where there is tremendous unmet need for affordable rental housing. Up to five percent of the HOME funds are used to support Community Housing Development Organizations (CHDO) in order to ensure performance, and to meet the HOME Program's required 15 percent of funding to CHDO sponsored housing projects.

The percentages for the ESG and HOME TBRA goals are determined by subgrantee applications submitted through the funding application process. Applications are reviewed by OHCS program staff for organizational capacity, needs-based population targeting, utilization of the funds, and feasible program strategies which meets federal and state delivery requirements and priorities. Additionally, each subgrantee's knowledge of community needs, extent of engaged partners, historical delivery capacity and success are reviewed. Funds are allocated by formula using three criteria for ESG: severe housing burden, poverty, and homelessness. Funds are made available upon approval of each subgrantee's application and execution of their Master Grant Agreement (MGA). Four criteria are used for HOME TBRA: housing burden, severe housing burden, poverty, and income below 50 percent median.

Housing Trust Fund (HTF):

2016 was the first year the State of Oregon received an HTF allocation. The funding priorities for HTF are consistent with those of the HOME program, and the HTF funds will be used to finance units affordable to those who are extremely low income (30 percent of median). The state HTF funds are to be available for investment statewide.

Emergency Service Grant (ESG):

Oregon encourages the Housing First approach and the prioritization of ESG funding for rapid re-housing within the context of local needs and affordable housing capacity. The state's increasing severe shortage of affordable housing has forced subgrantees to spend towards prevention and shelter, which is reflected in the allocation priorities.

Housing Opportunities for People with HIV/AIDS (HOPWA):

Housing Opportunities for People with HIV/AIDS program funds are distributed in 31 counties outside of the Portland Metropolitan Statistical Areas (MSAs). Funds are provided through direct payments to property managers on behalf of participating clients. Housing Opportunities for People with HIV/AIDS program funded activities address program objectives by providing permanent supportive housing for people living with HIV/AIDS, and their families, through rental assistance and supportive services. These include housing placement services, case management in the form of benefits coordination, housing stability planning and housing information services. As the grantee, Oregon Health Authority (OHA) works with community housing and social service partners, and leverages additional program funding to provide a continuum of HIV services.

How will the proposed distribution of funds address the priority needs and specific objectives described in the Consolidated Plan?

Community Development Block Grant (CDBG):

Community Development Block Grant Section 106(d)(2)(C)(iii) of the Housing and Community Development Act (HCDA) prohibits a state from declaring certain statutorily eligible activities as ineligible for funding under the state's program, but does allow a state to establish funding priorities among the types of eligible activities. In accordance with the HCDA, Oregon will consider applications for funding consistent with the identified funding priorities within the CDBG Method of Distribution (MOD). A copy of the MOD may be found in the Appendix as an attachment.

The top priority needs to be addressed with CDBG funds are public works, community facilities, and housing (53%, 20%, and 25%, respectively). Priority of need was based on responses and information received through public outreach and consultation with advocacy groups, non-profit partners, and topical research. Details about CDBG allocation priorities can be found in the Appendix as an attachment.

HOME Investment Partnerships Program (HOME):

The HOME Investment Partnerships Program funding priorities are designed to specifically address objectives of increasing and preserving the states affordable housing resources. HOME Investment Partnerships Program funds are used to provide rent assistance, develop multifamily housing, and to support Community Housing Development Organizations in order to best meet the established goals and objectives.

The funding allocation priority for HOME Tenant Based Rental Assistance (HOME TBRA) is to provide rental assistance that will stabilize housing for very low income households at risk of becoming homeless. The amount of HOME TBRA allocated to subgrantees is 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.

Housing Trust Fund (HTF):

Housing Trust Fund is a federal affordable housing production program that is leveraged with other federal and state funding. It will be made available through OHCS' annual LIHTC and HOME NOFA as an additional source of funding for multifamily rental housing projects with units affordable to extremely low income (ELI) households.

Emergency Solutions Grant (ESG):

The distribution of ESG funds will be used to address the priority need for rent assistance and related costs necessary for people at-risk of homelessness to retain and secure permanent housing; preventing and diverting people from becoming homeless. Priority populations will continue to be served based on historical service data. Approximately 35 percent of those receiving ESG prevention services will represent people that have a physical and/or mental health condition. Thirty percent of ESG recipients will represent special population including Veterans, victims of domestic violence, elderly, and the chronically homeless. By HUD requirement, all recipients of ESG prevention services will be extremely low income.

Distribution of ESG funds used to reduce homelessness addresses three priority needs: rapid rehousing with supportive services, rent assistance, and shelter beds and homeless services. Emergency Solutions Grant funds dedicated to this goal will provide shelter facilities and operations, housing relocation and stabilization financial assistance and services, and short- and medium-term rental assistance. Based on historical data, it is estimated that 31 percent of the served population will qualify as a special population, and 36 percent will have a physical and/or mental health condition. Those served within this goal will be extremely low income.

Housing Opportunities for Persons with HIV/AIDS (HOPWA)

Housing Opportunities for Persons with HIV/AIDS funded activities address program objectives by providing permanent supportive housing for people living with HIV/AIDS, and their families, through rental assistance and supportive services. Provision of HOPWA funds are based on client acuity, ensuring funds are prioritized for those with the greatest need.

Methods of Distribution (AP-30)

Introduction

The CDBG, ESG, HOME, HTF, and HOPWA programs included in the Consolidated Plan all distribute funds in different way. The table below outlines details of each program's method of distribution.

Distribution Methods Program

Table 6 - Distribution Methods by State Program

1	State Program Name:	CDBG
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	CDBG funded activities include public works, public/ community facilities, housing rehabilitation, microenterprise assistance, community capacity/technical assistance and emergency projects.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria	CDBG specifies the program requirements and application criteria in a detailed manner within chapters 1 through 7 of the 2018 CDBG Proposed MOD (Appendix, Attachment E).
	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	The State's CDBG proposed MOD is designed in such a way that it encompasses all aspects of program eligibility; federal requirements through application process. The 2018 CDBG MOD is included as Attachment E.
	Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	Not applicable to CDBG.
	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	Not applicable to CDBG.

	Describe how resources will be allocated among funding categories.	CDBG-Targeted allocation of funds provides Business Oregon investment flexibility and is based on previous demand and the department's cost/benefit analyses. After each quarterly round, Business Oregon conducts a targeted review to determine if funds need to be transferred from one funding category to another to address community needs. Targeted funding does not obligate Business Oregon to award all the funds targeted to each category. If a sufficient number of projects are not awarded in a particular category, applications in other categories may be funded.
	Describe threshold factors and grant size limits.	CDBG- There are multiple threshold factors to be considered. Major considerations include the project being a CDBG eligible activity and the projects ability to meet a national objective. Grant size limits for 2018 are as follows: public works projects-$2,500,000; community facilities-$1,500,000; housing rehabilitation-$400,000 with a $100,000 incentive focused on repairs in manufactured parks; and microenterprise-$100,000. While these are the maximum grants allowable, other determining factors such as need and availability of funds are taken into consideration during the award process. Detailed information can be found in the 2018 Proposed MOD (Appendix, Attachment E).
	What are the outcome measures expected as a result of the method of distribution?	CDBG - The primary objective of Oregon's CDBG program is to continuously develop viable communities by providing decent housing (DH); suitable living environments (SL) and expanding economic opportunities (EO) for low and moderate income persons residing within the State's non-entitlement jurisdictions.
2	State Program Name:	Emergency Solutions Grant
	Funding Sources:	ESG
	Describe the state program addressed by the Method of Distribution.	Emergency Solutions Grant (ESG) funds are used to assist individuals and families regain housing stability after experiencing a housing crisis, homelessness, or being at risk of homelessness. Support can include, but is not limited to, outreach, shelter, essential services, transitional housing, permanent housing, rental assistance, case management, and assistance with self-sufficiency opportunities.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	Once HUD approves Oregon's Annual Action Plan, OHCS receives a lump sum allocation for the ESG program. Sixteen private nonprofits and local government entities are eligible for these funds, and apply to OHCS biennially. Each applicant is awarded funds based on a formula which considers three data elements for each county served by the organization: severe housing burden, poverty, and homelessness. Data from the Census 2015 American Community Survey, Gross Rent as a Percentage of Household Income in The Past 12 Months report, the Census SAIPE Program 2015 Poverty and Median Household Income Estimates report, and the 2015 and 2017 Point-In Time Count is used to calculate each county's

		percentage of the state's severe housing burden, poverty and homelessness. Further, the percentage for each county is weighted for severe housing burden at 30 percent, percentage in poverty at 45 percent, and number counted as homeless at 25 percent. This calculation is then used to determine the percentage of the State's ESG allocation that will be awarded to each county. Applicants may serve more than one county, and once county allocations are known, OHCS calculates the percentage of the State's ESG allocation that will be awarded to each applicant.
	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	Not applicable to ESG.
	Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	Oregon Housing and Community Services (OHCS) administers federal and state homeless program funds including Emergency Solutions Grants, Emergency Housing Assistance, State Homeless Assistance Program, Housing Stabilization Program, Low Income Rental Housing Fund, Elderly Rental Assistance, Veterans' Assistance, and Home Tenant-Based Rental Assistance. The distribution of these program funds is done through a Master Grant Agreement funding application process between OHCS and its Community Action Agency subgrantees. In compliance with Oregon legislative mandate, Oregon Housing and Community Services is required to utilize the Community Action Agency network as its primary service delivery mechanism at the local level. The Master Grant Agreement is the legal, contractual agreement utilized for disbursement of OHCS administered anti-poverty grant funds. Subgrantees coordinate with multiple local and statewide partners to establish linkages that maximize housing stabilization efforts and address the diversity of needs of homeless persons while avoiding duplication of services. Reporting and tracking of the linkages is completed annually by each subgrantee and includes narrative descriptions of the linkages and numbers of clients served by type of linkage service. These linkages supplement the state's federal and state homeless programs resulting in enhanced services including: utility and weatherization services, Temporary Assistance for Needy Families (TANF), Head Start, family support, medical care, assistance through homeless school liaisons, workforce and job assistance, emergency food and nutrition education, child welfare support, and volunteer time and in-kind donations.
	Identify the method of selecting project sponsors (including providing full access to grassroots faith-	Not applicable to ESG.

	based and other community-based organizations). (HOPWA only)	
	Describe how resources will be allocated among funding categories.	During the funding application process, the subgrantee applicants submit work plans and budgets to indicate the services they will provide with their ESG funding. The budgets are divided by funding category. If the categorical division of services is approved, funds are allocated in those categorical amounts. Oregon Housing and Community Services (OHCS) staff ensures the division of funds to all ESG categories conforms to the limitations of 24 CFR 576.100.
	Describe threshold factors and grant size limits.	Upon approval of each subgrantee's application and execution of the Master Grant Agreement (MGA), funds are distributed by formula through a notice of allocation to the subgrantee. The current funding formula utilizes three data elements: severe housing burden, poverty, and homelessness.
	What are the outcome measures expected as a result of the method of distribution?	Emergency Solutions Grant (ESG) subrecipients are required to report on two performance measures: 1) the percentage of total program participants served who reside in permanent housing at time of exit from program (goal of 30 percent). and 2) The percentage of program participants who at program exit reside in permanent housing and maintain permanent housing for six months from time of exit (goal of 80 percent).
3	State Program Name:	HOME
	Funding Sources:	HOME
	Describe the state program addressed by the Method of Distribution.	HOME Investment Partnerships Program (HOME) funds for multifamily development are allocated through annual competitive Notices of Funding Availability. Oregon Housing and Community Service's HOME funds may be invested in the HOME Balance of State, which is the geographic area of the State not covered by another Participating Jurisdiction. HOME Investment Partnerships Program Tenant Based Rental Assistance (HOME TBRA) allows each subrecipient to coordinate with local entitlement areas to permit participating households to use HOME TBRA assistance outside its boundaries if the jurisdictions involved so choose.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	In addition to meeting a variety of threshold measures, applicants are assessed against a series of competitive criteria. The overall structure of competitive criteria looks at need (20%), impact (40%), preferences (10%), financial viability (15%), and development team capacity (15%). Need examines the need for the project, its target population, and the

		current supply of affordable housing in the target area. Impact identifies ties to local and statewide planning efforts and initiatives as well as the services for residents and location efficiency. Preferences examine the extent to which a project serves those with the lowest incomes, and is located in areas that provide opportunity. Financial viability examines the pro forma and capacity, and looks at the sponsor and management agent's portfolio performance. The goal is to fund new, or preserve existing affordable housing resources, that are sustainable, address the housing needs, and have a positive impact on the residents. The HOME TBRA funding formula is defined by four criteria: housing burden, severe housing burden, households below federal poverty level, and households at or below 50 percent median family income (MFI).
	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	Not applicable to HOME.
	Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	Not applicable to HOME.
	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	Not applicable to HOME.
	Describe how resources will be allocated among funding categories.	HOME Investment Partnerships Program (HOME) funds will be allocated to Community Action Agencies for Tenant Based Rental Assistance, to eligible housing developers on a per project basis to increase and preserve multifamily rental housing, and through operating support grants to Community Housing Development Organizations (CHDOs). The percentages associated with each of these activities have been determined based on overall need, as well as historic performance and future expectations.
	Describe threshold factors and grant size limits.	There are numerous threshold factors considered in the HOME Program. For multifamily housing development these are described in the Notice of Funding Availability (NOFA). Threshold measures include readiness to proceed, development team capacity, ownership integrity, total development cost per unit, and a program compliance review to ensure the

		project will meet established HOME program rules and regulations that apply to all OHCS programs, such as compliance with established rehabilitation standards. Eligible applicants for the state's HOME program include local governments, non-profit organizations, and for-profit developers, including but not limited to cities, counties, housing authorities, service providers, community based organizations such as CHDOs, community development corporations, and Community Action agencies. Any specific funding restrictions are established in individual NOFAs as applicable. HOME Investment Partnerships Program Tenant Based Rental Assistance (HOME TBRA) funds are allocated to members of the Community Action Agency network for service delivery at the local level. Funds are allocated by formula, using four criteria: housing burden, severe housing burden, poverty, and income at or below 50 percent median family income (MFI).
	What are the outcome measures expected as a result of the method of distribution?	The program funds are expected to have outcomes that meet the objectives of providing decent affordable housing, and creating suitable living environments.
3	State Program Name:	Housing Trust Fund (HTF)
	Funding Sources:	National Housing Trust Fund
	Describe the state program addressed by the Method of Distribution.	Housing Trust Fund (HTF) funds for multifamily development are allocated through annual competitive Notices of Funding Availability (NOFA). The HTF is available statewide; however the limited number of dollars available will result in only a few projects being funded annually.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	In addition to meeting a variety of threshold measures applicants are assessed against a series of competitive criteria. The overall structure of competitive criteria looks at need (20%), impact (40%), preferences (10%), financial viability (15%), and capacity (15%). Need examines the need for the project, its target population, and the current supply of affordable housing in the target area. Impact identifies ties to local and statewide planning efforts and initiatives as well as the services for residents and location efficiency. Preferences examine the extent to which a project serves those with the lowest incomes, and is located in areas that provide opportunity. Financial viability examines the pro forma and capacity, and looks at the sponsor and management agent's portfolio performance. The goal is to fund new, or preserve existing affordable housing resources that are sustainable, address the housing needs, and have a positive impact on the residents. Information about the affordability requirements and the criteria can be found in Attachment Z of the Appendix of the 2016-2020 Consolidated Plan Amendment at the following link: http://www.oregon.gov/ohcs/pages/consolidated-plan-five-year-plan.aspx.

	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	Not applicable to HTF.
	Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	Not applicable to HTF.
	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	Not applicable to HTF.
	Describe how resources will be allocated among funding categories.	Housing Trust Fund funding will be allocated to specific eligible projects, on a statewide basis, through the established competitive NOFA process currently utilized by OHCS to allocate LIHTC and HOME funds.
	Describe threshold factors and grant size limits.	There are numerous threshold factors that will be considered in the HTF Program. For multifamily housing development these are described in the NOFA. Threshold measures include readiness to proceed, development team capacity, ownership integrity, total development cost per unit, and a program compliance review to ensure the project will meet established HTF program rules and regulations that apply to all OHCS programs, such as compliance with established rehabilitation standards. OHCS will utilize per-unit subsidy limits that are “reasonable” based on the actual costs of developing affordable housing in Oregon and are adjusted for the number of bedrooms in the units and the geographic location of the project. OHCS will utilize the same per unit limits for HTF as are used for LIHTC and HOME programs.
	What are the outcome measures expected as a result of the method of distribution?	The program funds are expected to have outcomes that meet the objectives of providing decent affordable housing, and creating suitable living environments.
5	State Program Name:	Housing Opportunities for Persons with HIV/AIDS
	Funding Sources:	HOPWA
	Describe the state program addressed by the Method of Distribution.	Oregon Health Authority (OHA) is the grantee for HOPWA formula funding and directly carries out program implementation.

Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	Oregon Health Authority (OHA) is the grantee for HOPWA formula funding and directly carries out program implementation.
If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	Not applicable to HOPWA.
Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	Not applicable to HOPWA.
Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	Oregon Health Authority (OHA) is the grantee for HOPWA formula funding and directly carries out program implementation. Oregon Health Authority does not administer the program through project sponsors.
Describe how resources will be allocated among funding categories.	Oregon Health Authority allocates HOPWA Formula awards based on historical need, taking into consideration the number of clients served in the prior budget period, projected changes to the number of clients served, average costs per client, and projected changes to those average costs. Utilizing current year funding, in conjunction with carry-over from the preceding budget year, OHA maximizes utilization of funds under the program's capacity. After allocating across all funded service types based on future year projections, OHA allocates any remaining funds from the formula award to TBRA as the program sees the most variation in the projections and it is the highest utilized service.
Describe threshold factors and grant size limits.	Oregon Health Authority does not utilize a request for proposal process
What are the outcome measures expected as a result of the method of distribution?	Oregon Health Authority utilizes the standard outcome measures provided by the HOPWA program: the number of clients with a housing plan, number with case management contact in accordance with the standards of service, number who had contact with a primary health care provider, number who accessed and maintained medical insurance, and number who accessed or maintained a source of income.

Projects (AP-35)

No projects have been identified for plan year 2018 as of the drafting of this plan. The 2018 AAP will be amended, and resubmitted, after projects have been identified, and input into HUD's Integrated Disbursement and Information System (IDIS).

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.

This question will be answered in the 2018 CAPER for the HOME and HTF programs as the allocation priorities will be provided in the 2018 NOFA. For CDBG, the program priorities are outlined in the 2018 Method of Distribution (MOD), which is attached to this plan. Emergency Solutions Grant (ESG) is allocated by formula.

Project Name: Aspen Villas
Workforce families
Location: Bend
Resource Funding: HOME and LIHTC
Completed: 2016

Section 108 Loan Guarantee (AP-40)

Will the state help non-entitlement units of general local government to apply for Section 108 loan funds?

No.

Available Grant Amounts

Not Applicable.

Acceptance process of applications

Oregon's Community Development Block Grant program Section 108 Loan Guarantees are not currently identified as a priority of funding, however, Business Oregon is considering exploring the possibility of using its CDBG funds in this manner in the future.

Project Name: City of Talent Community Center
Location: Talent
Resource Funding: CDBG
Completed: 2016

Community Revitalization Strategies (AP-45)

Will the state allow units of general local government to carry out community revitalization strategies?

No.

State's Process and Criteria for approving local government revitalization strategies

Under the state's CDBG program, Community Revitalization Strategies are not a priority; however, units of general local government (UGLG) can develop revitalization strategies with non-CDBG funds. Further, if a component of the strategy fits within the CDBG funding priorities, as outlined in the CDBG MOD, and is eligible for funding under the CDBG program (e.g., upgrade city wastewater system, rehabilitate a community facility, etc.), the UGLG could apply for assistance under the CDBG for that component of the identified revitalization plan.

Project Name: City of Tillamook Collection System Improvements
Location: Tillamook
Resource Funding: CDBG
Completed: 2016

Geographic Distribution (AP-50)

Description of the geographic areas of the state (including areas of low-income and minority concentration) where assistance will be directed

Oregon does not target specific geographic areas for funding, however, funding is provided throughout the non-entitlement areas of the state. Emergency Solutions Grant (ESG) funds are allocated across the state, with the exception of Clackamas County.

Rationale for the priorities for allocating investments geographically

The funds for the CDBG, HOME, HTF, ESG, and HOPWA programs are not allocated using geographic priorities. Oregon is committed to ensuring public resources are invested in a way that is responsive to the diversity of low-income housing needs, public infrastructure, community facilities and microenterprise needs around the state.

Community Development Block Grant (CDBG):

CDBG funds are awarded on an annual basis to eligible units of general local government in the non-entitlement areas of the state. If sufficient funds remain from an application round, another application round *may* be opened. If an additional competitive application round will be held, notice will be provided to all known eligible applicants via website postings, e-newsletters, and listserv distributions. Allocations are made through a competitive application process. Details of this process can be found in Chapter 7 of the CDBG Method of Distribution (MOD), Attached to this document.

HOME Investment Partnerships Program (HOME):

HOME funds for multi-family projects are distributed on a competitive basis through the NOFA application process to any qualified project located in a jurisdiction that does not directly receive HOME program funds from HUD (the Balance of State).

Up to 21 percent of HOME funds are allocated to Tenant Based Rental Assistance (HOME TBRA) to serve households at or below 50 percent median family income (MFI). HOME Tenant Based Rental Assistance allocations are determined using a formula established by a strategic need analysis which factors in the percentage of cost-burdened, severely cost burdened poverty level households, and households with 50 percent or less median income. HOME Tenant Based Rental Assistance is allocated to subrecipients in the non-entitlement areas of the state. Each subrecipient may coordinate with local entitlement areas to permit participating households to use the assistance outside the subrecipient's boundaries if the jurisdictions involved so choose.

Housing Trust Fund (HTF):

HTF funds are also distributed on a competitive basis through the NOFA application process to any qualified project in the state. Geographic measures of needs are based on the percentage of the state's severe rent burdened and low-income renter households in each city or county (need distribution), the sum of the city and county funded affordable housing units (affordable housing inventory), and a comparison of the actual distribution of the affordable housing units to how the affordable housing units would be distributed using the need distribution calculation (underserved geography calculation).

Emergency Solutions Grant (ESG):

Distribution of ESG funds follow an allocation formula based on the percentage of the state's severely rent-burdened households in each county, the homeless count, and economically disadvantaged households. Economically disadvantaged households are defined as a percent of total households based on the number of persons living below the federal poverty line reported in the Census Bureau's Small Area Income and Poverty Estimates report.

Housing Opportunities for People with HIV/AIDS (HOPWA):

Housing Opportunities for People with HIV/AIDS funds are distributed based on client acuity, and made through direct payment to property managers on behalf of participating clients. Clients are prioritized for assistance based on their assessed need, without consideration for geographic location. The distribution of resources closely aligns with the HIV prevalence in the Balance of State.

Project Name: Sunset Senior Housing
Location: Athena
Resource Funding: HOME
Completed: 2015

Affordable Housing (AP-55)

This section specifies goals for the number of homeless, non-homeless, and special needs households to be provided affordable housing within the program year. It indicates the number of affordable housing units that will be provided by program type, including rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units.

Table 8- One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households to be Supported	
Homeless	800
Non-Homeless	90
Special-Needs	55
Total	945

Table 9 - One Year Goals for Affordable Housing by Support Type

One Year Goals for the Number of Households Supported Through	
Rental Assistance	855
The Production of New Units	60
Rehab of Existing Units	30
Acquisition of Existing Units	0
Total	945

Discussion:

The CDBG one year goals for the number of households supported through rehab of existing units is 70, and is based on past years' activity. The CDBG program funding of housing-related activities is limited to low-and moderate income, single-family owner-occupied homes; a minimal amount of the overall CDBG program. Rehabilitation of existing single-family, owner-occupied, units will be funded primarily through CDBG resources within the CDBG Housing Rehabilitation program administered by Business Oregon.

Oregon Housing and Community Services, through the HOME program, expects to produce 60 new units, and acquire and rehabilitate 30 existing units. The HTF is expected to produce 60 units that will serve extremely low income households.

Oregon's HOPWA program helps create a continuum of stable, sustainable housing for people living with HIV/AIDS. The objective of HOPWA is to assist households in establishing and maintaining a stable living environment that is safe, decent and sanitary, reducing the risks of homelessness, and improving access to HIV treatment and other health care and support.

Housing Opportunities for People with HIV/AIDS promotes client housing stability and acts as a bridge to long-term assistance programs such as Section 8, or to self–sufficiency. In 2018, OHA will support 55 households with tenant based rental assistance through HOPWA formula funds.

Project Name: The Parks at Eastlake and Aspen Villas
Workforce housing
Location: Bend
Resource Funding: HOME and LIHTC
Completed: 2016

Public Housing (AP-60)

Introduction:

OHCS is a state housing finance agency and does not manage public housing.

Actions planned during the next year to address the needs to public housing

Actions to address the needs for public housing are performed by Oregon's Public Housing Authorities; however, Oregon, through OHCS, contributes financial or community resources to Public Housing projects through 4% LIHTC, tax-exempt conduit bond loans, Oregon Affordable Housing Tax Credit (OAHTC), project based vouchers, and Veterans Affairs Supportive Housing vouchers.

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

Actions to encourage public housing residents to become more involved in management, and participate in homeownership, are performed by Oregon's Public Housing Authorities, and supported through the Oregon's Individual Development Account (IDA) program.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Public housing authorities (PHAs) located in Oregon that are designated as troubled by HUD work directly with HUD to resolve any issues.

Homeless and Other Special Needs Activities (AP-65)

Introduction:

OHCS, through its Community Action Agency (CAA) network, uses ESG funds to provide street outreach, emergency shelter, transitional housing, rapid re-housing, homelessness prevention, and data collection and reporting. Emergency Solutions Grant funds are used in conjunction with other state and federal homeless funds to provide a continuum of services with an emphasis upon rapid re-housing. Oregon's housing crisis has forced grantees to shift priorities to homeless prevention as affordable permanent housing for those transitioning out of homelessness is increasingly difficult to obtain.

To meet the unmet housing need for people with extremely low incomes, Oregon would need to build 102,500 new units, and preserve all existing subsidized units. In a time when vacancy rates are exceptionally low, and subsidy for affordable housing is becoming harder to come by, people and families face significant housing instability. Flat wages, in conjunction with rapidly increasing housing and transportation costs, mean fewer resources are available for people to meet their basic needs of food, clothing, and medicine.

Oregon communities identified bringing water and public infrastructure into compliance with local and federal regulations as their highest priority for non-housing and community development needs funded by the CDBG program. Antiquated water and sewer systems are poorly maintained, and no longer able to achieve compliance with ever-evolving safe drinking water standards. Most cities, counties, and special districts have developed wide-range capital improvement plans to address these issues, and currently are going through the very delicate process of user rate review and adjustments.

Inadequate infrastructure systems are one of the major obstacles to local communities' ability to meet the current needs of residents and businesses, or to attract new growth and investment. Due to the significant cost of these infrastructure projects, federal and state funding is simply not enough to meet the demand. High utility rates in the non-entitlement areas of Oregon create an additional barrier for low-and moderate-income people

This is a critical time for the Oregon; many communities are experiencing a housing crisis, and some have declared a housing state of emergency in order to address any delay or barrier to serving the increasing numbers of people experiencing homelessness. Oregon Housing and Community Services is responding to the stark landscape with every tool available to help communities provide more stable housing to Oregonians with low incomes.

The 2016-2020 Consolidated Plan is designed to help jurisdictions develop a strategic plan to address their housing and non-housing community development needs. The strategic plan

builds on the findings of the Needs Assessment and Market Analysis by requiring that the State develop goals to meet the needs of the communities HUD serves. The strategies and goals of the plan were developed in partnership with the community, and with an eye toward social equity. This work is built on the foundation of the 2016-2020 Analysis of Impediments to Fair Housing Choice and will inform the Statewide Housing Plan (ORS 456.572), the planning work of the Oregon Health Authority, and that of Business Oregon.

The Annual Action Plans (AAP), and the companion Consolidated Annual Performance and Evaluation Reports (CAPER/PER), are reports that detail how well Oregon is able to meet these goals.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

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

Oregon Housing and Community Services (OHCS), together with the Community Action Agencies (CAAs) across the state, use Emergency Solutions Grant Program (ESG) funds to assist individuals and families regain housing stability after experiencing a housing crisis or homelessness. These groups work together to meet the needs of the homeless population. Support can include, but is not limited to, outreach, shelter and essential services, transitional housing, permanent housing, rental assistance, case management, and assistance with self-sufficiency opportunities.

Outreach includes making homeless people aware of resources available to them, and connecting them to those resources. The types of outreach a service provider will use depends on the community, demographics, and special needs of the populations being served. It's imperative that service agencies understand the demographics of the people living in their service areas. Oregon Housing and Community Services requires all ESG subrecipients to submit an Affirmative Outreach Plan (24 CFR 576.407(b), as well as a written statement or plan for assisting applicants and clients with Limited English Proficiency (LEP) requirements. In conjunction with annual Point in Time counts, many OHCS ESG subrecipients conduct a Project Connect-type event as an outreach tool to provide services for people who are homeless or at risk of homelessness. Project Connects, and similar one-or two-day events, offer a one-stop location where people experiencing or at-risk of homelessness, can receive specialized services such as medical and dental care, hot meals, food boxes, clothing, camping supplies, eye exams, veterinary exams for pets, and legal services .These gatherings are an excellent tool to connect with hard to reach populations, and start developing relationships.

Outreach efforts also provide people experiencing or at-risk of homelessness information on housing support services, alcohol and substance abuse programs, emergency shelters, warming centers, crisis hot lines, and job readiness training. Many counties also host Veterans Stand Down programs where hot meals are served, service providers are available to offer assistance,

businesses offer free products, medical and dental professionals provide services, pets are seen by veterinarians, and barbers and beauticians offer free services to veterans.

Continuums of Care and service agencies across Oregon are at various stages of developing and implementing comprehensive Coordinated Entry systems. Coordinated Entry systems allow the provider the ability to assess a person's needs using a centralized database, ensuring that each person receives a thorough, expedited assessment along with a coordinated approach to services. Use of standard assessment tools can help to align appropriate services with resources to fit personal needs. Through a network of case management, community based support systems, financial and rent assistance and self-sufficiency opportunities, homeless and at-risk households are linked to services designed to help them obtain or retain housing stability.

Addressing the emergency shelter and transitional housing needs of homeless persons

Oregon Housing and Community Services (OHCS), in partnership with Community Action Agencies (CAAs) across the state, works to provide shelter for individuals and families who are homeless and without safe shelter. Safe houses may be available for families with children in circumstances where the safety of clients is most pronounced. Most urban areas offer emergency shelters and warming centers during cold weather months. In areas where emergency shelters are not available, providers make use of motel vouchers, which allows the provider time to make other arrangements for transitional housing. Oregon Housing and Community Services recently initiated periodic conference call sessions in which all subrecipients are invited to participate. The calls are opportunities to discuss questions or situations encountered and solutions to barriers arising during shelter management. Many subgrantees have participated in this networking opportunity.

While emergency shelters can, and do, assist people on a temporary basis, transitional housing goes a step further providing housing and support services up to a term of 24 months. Service providers working with persons experiencing homelessness, including persons in shelters and transitional housing programs, create a connection to mainstream services and assistance, helping households address their housing barriers, working to increase the household's housing stability through life skills training, financial and consumer education, parenting skills, interpersonal skill building, job preparation and placement, mental health counseling, and health assessments.

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.

Oregon's Community Action Agencies (CAAs) provide comprehensive services and support for households transitioning from homelessness to being housed. The Emergency Solution Grant Program (ESG) funds, in combination with other resources, provides assistance to extremely low income households so they may secure, maintain, and retain housing.

Coordinated Entry systems are being developed and implemented to optimize CAA efforts to coordinate with area nonprofit providers, and State and local governments, promoting effective use, and access, to mainstream programs and self-sufficiency services aimed at ending homelessness. Through a network of services that include case management, community based support systems, financial assistance, and personal budgeting, people experiencing or at risk of homelessness are linked to services designed to assist households reach and maintain housing stability. When entering shelter, an individual is assessed and provided essential services based on their needs and the services available. Services may include referral for mental health care, life skills supports, personal budgeting and finance, conflict resolution, and other needed skills designed that help reduce barriers and retain housing stability. Oregon Housing and Community Services (OHCS) promotes the use of a Housing First approach in its 10-Year Plan to End Homelessness. Community Action Agencies are encouraged to accept people experiencing homelessness for placement into permanent housing first, and then provide supportive services to resolve barriers to stabilizing the housing. The approach is designed to serve the basic needs of the person before addressing or working to resolve complex barriers.

Multiple efforts are being made to encourage landlords to rent to those who are homeless. Oregon Housing and Community Services manages two landlord guarantee programs for reimbursement of unit damage and loss of rent. One program is designed to encourage landlords to rent to tenants in HUD's Housing Choice Voucher Program. The other program provides landlords with assurances for recourse if they rent to a high-risk tenant.

Many subrecipients have realized the value of having a dedicated staff position to concentrate on identifying and securing housing units for their program participants, and have added this position to their staff. Housing navigators market rent-assistance programs to landlords, keep abreast of housing opportunities in their service communities, and assist their agency's clients in their housing search.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Oregon Housing and Community Services (OHCS) delivers rental assistance services through a statewide network of Community Action Agencies (CAAs), which is also the statewide system

for delivery of anti-poverty services, including the Community Services Block Grant (CSBG). Community Action Agencies are able to align their poverty and homelessness resources to prevent homelessness and provide connections to supportive mainstream and community resources (i.e. employment services, child welfare assistance, TANF programs, etc.). Community Action Agencies work extensively with governmental entities, nonprofits, mental and physical health providers, schools, public safety providers and others to design, implement, and deliver programs and services to low-income individuals and families.

Community Action Agencies provide extensive information and referral, and are key participants in their respective Continuums of Care (CoC), which enables them to be a community hub for linking low-income people to mainstream supportive services. Community Action Agencies maintain partnerships with systems of care to ensure coordination and to avoid duplication of services. These systems include serving foster youth, individuals with disabilities, veterans, people leaving correctional institutions, people discharged from hospitals, homeless students, and victims of domestic violence. Community Action Agencies work with area partners, small businesses, government entities, and property managers to help low-income people who have a criminal history successfully overcome barriers to re-entering communities.

HOPWA Goals (AP-70)

AAP Table 10 - One Year HOPWA Goals

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	
Tenant-based rental assistance	55
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	
Total	55

Project Name: Mountain Vista
Location: Medford
Multifamily/46 units
Resource Funding: HOME
Completed: 2017

Barriers to affordable housing (AP-75)

Introduction:

Market forces put severe 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. At the opposite end of the spectrum, limitations on how federal money can be used and state legislative decisions create barriers to building affordable housing.

Actions it planned 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

Oregon's 2016-2020 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 2016-2020 Fair Housing Action Plan (FHAP); prioritizing strategies to remove barriers to fair housing choice. Included in the plan are the following actions that specifically address public policies, land use controls, zoning ordinances, and policies affecting the return on residential investment.

- Fund a pilot program to review Comprehensive Plans submitted to the Department of Land and Conservation Development (DLCD) to identify land use proposals with a potentially discriminatory impact.
- Conduct on-going education and outreach communication with non-entitlement area land use jurisdiction policy-making bodies focusing on best practices, model codes and plans, recent legal decisions and tools available for aiding in creating inclusive communities.
- Fund pilot program, along with OHCS, to review Post Acknowledgement Plan Amendments submitted to Department of Land Conservation and Development (DLCD) to identify land use proposals with potentially discriminatory impact.
- Work with DLCD to examine Oregon's land use laws and planning and zoning systems and seeks ways to help local jurisdictions meet statutory housing obligations.

The 2016-2020 FHAP is included as Section VIII of the AI, and may be accessed at the following link: http://www.oregon.gov/ohcs/DO/docs/2016-2020-Oregon-Analysis-of-Impediments-Fair-Housing-Choice-Report.pdf

Other Actions (AP-85)

Introduction

This section describes the actions, and strategies, Oregon plans to take in 2018 to foster and maintain affordable housing, evaluate and reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

Describe actions planned to address obstacles to meeting underserved needs.

The research performed for the 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 the population of people with disabilities continues to grow. More accessible units are needed to allow seniors and people with disabilities to live independently.

Oregon Housing and Community Services (OHCS) will work to promote fair housing and access to housing choice for all Oregonians, and take meaningful action to overcome patterns of segregation and promote inclusive communities free of barriers to opportunity. OHCS, in partnership with OHA and Business Oregon developed a Fair Housing Action Plan (FHAP), which is targeted to improve and address these barriers.

Describe actions planned to foster and maintain affordable housing.

Research and outreach efforts show a considerable shortage of affordable housing in Oregon. Each year tax credits and rent subsidy contracts expire, jeopardizing Oregon's affordable housing stock, and risking a loss of units to the open market. Preserving decent housing, improving sustainability and affordability, and rehabilitation of units, are strategies Oregon will use to retain existing affordable housing. This task is becoming increasingly difficult and federal funds decrease or remain stagnant while construction costs rise. In 2017, the Oregon Legislature passed HB 2002, which supports the agency's work to prioritize preservation and better monitor the inventory of public supported housing.

Other actions by the legislature in the 2017 and 2018 sessions supported investments in affordable housing. The legislature created a revolving loan program to allow housing developers to purchase and hold land for future development, restored a mitigation fund that covers a portion of landlords expenses for future development, investments for housing for people with mental illness, expanded the document recording fee to create more resources for affordable housing and first time home buyer opportunities, more resources for homeless shelters, incentivized contractors to work on affordable housing projects in rural Oregon, extended and fixed tax credits that apply to affordable housing, and improved compliance.

Importantly, HJR 201A referred a constitutional amendment to the Oregon voters to give local governments the feasibility to leverage obligation bonds for affordable housing with other funding sources.

In 2018, The Oregon Legislature increased the Document Recording Fee to $60 dollars, which is expected to raise an additional $90 million for affordable housing, emergency and veteran's services and to establish first-time buyer's savings accounts. Importantly, the legislature established a task force to address racial disparities in homeownership. Additionally, HB 5201A included a general fund appropriation of $5.2 million for emergency winter housing and shelter. All of these efforts will support the efforts of our agency to foster and maintain affordable housing and access to emergency shelters.

Oregon Housing and Community Services' (OHCS) Home Ownership Assistance Program (HOAP) includes a First-time Homebuyer Program, and provides education and down payment assistance, a lender toolkit and resources, foreclosure prevention counselors and resources, and energy bill payment and weatherization assistance.

Oregon Housing and Community Services (OHCS) administers the HOME program for the balance of state, and the HTF program for the State of Oregon. HOME funds used for multifamily development are generally allocated through an annual competitive Notices of Funding Availability (NOFA) in conjunction with other available state resources, and are also allocated for rental assistance administered by Community Action Agencies. 2017 was the second year that OHCS received an HTF allocation. OHCS administers the HTF program similarly to the HOME program. The goal is to create new, or preserve existing affordable housing resources that are sustainable, address the needs, and have an impact on the residents.

Oregon Housing and Community Services (OHCS) provides federal and state tax credits and other available gap financing to affordable housing developers, administering the federal LIHTC program, a major funding source for development of affordable housing. Tax credits are leveraged with other state and federal funds through the competitive NOFA process, allowing one application for all resources available through the NOFA. The 9% LIHTC NOFA includes other state resources such as the Oregon Affordable Housing Tax Credit, Low Income Weatherization funds, and a portion of the HOME funds in the balance of state. Oregon Housing and Community Services also administers the non-competitive 4% tax credits used in conjunction with tax-exempt bonds.

Oregon Housing and Community Services (OHCS) will work with the **Agricultural Workforce Housing Facilitation Team (AWHFT) Emergency Housing Assistance program (EHA) Workgroup** to utilize the EHA Discretionary Set Aside fund to develop an Oregon Agriculture Workforce Housing Study. The Housing Stability Council previously raised awareness of the need for a study that includes updated statewide information on current agriculture workforce housing. This study will serve as the framework for future funding and program decisions and could include basic population data, best practices, system changes/alignment, equitable access and new innovations.

Describe actions planned to reduce lead-based paint hazards.

Oregon Housing and Community Services (OHCS) strategies to address lead based paint (LBP) hazards and increase access to housing without LBP hazards include:

- Inspection of OHCS funded properties for LBP hazards,
- Implementation of monitoring, or informing property owners of monitoring requirements; and
- LBP education and training for staff and partners

Oregon Housing and Community Services' (OHCS) portfolio does not currently include any projects with hazards of lead poisoning; however, properties constructed prior to 1978 may be subject to requirements for assessment, evaluation, and mitigation of LBP per federal regulation 24 CFR Part 35. OHCS compliance officers determine if monitoring for LBP is required and, if necessary, implement or advise property owners of monitoring requirements.

The ESG and HOME TBRA programs require an assessment for LBP hazards per Subpart M of 24 CFR part 35 as part of the housing standards inspection prior to rental of units built prior to 1978 if the household includes a child under age six.

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.

In addition, department staff have opportunities to continue LBP education by attending HUD sponsored trainings on healthy homes, LBP rules, repairs, and technical assistance.

Describe actions planned to reduce the number of poverty level families.

Oregon Housing and Community Services, in partnership with the Community Action Partnership of Oregon (CAPO), prepared Oregon's 2015 Report on Poverty. The report is a comprehensive look at the national, state, and county poverty rates, characteristics of people living in poverty, household incomes, the number of homeless people, and households in the state. The report shows us that Oregon's poverty rate of 16.2 percent remains above the national poverty rate of 15.4 percent, with rural counties being the hardest hit, facing poverty rates over 20 percent. Oregon will use this report to help understand where needs exist as we implement the state's Strategic Plan. You may access the report; *Moving from Poverty to Prosperity in Oregon*, at the following link: http://www.oregon.gov/ohcs/pdfs/2015-Report-on-Poverty.pdf

The Oregon Individual Development Account (IDA) Initiative was created to bring state agencies, private non-profit and tribal partners, and private contributors together to create opportunities for low income Oregonians. Partners include the State of Oregon, under the leadership of Oregon Housing and Community Services Department, the Oregon Department of Revenue, and a host of private partners and sponsors working together to help Oregonians achieve their dreams. The Initiative is managed by a statewide 501(c)3 organization, Neighborhood Partnerships. The initiative is designed to help low income Oregonians fulfill an educational goal, develop and launch a small business, restore a home to habitable condition, or purchase equipment to support employment. Oregonians who participate in the program to save funds typically receive a program match of three dollars for every one dollar saved. The matching funds are provided by private contributors through a state tax credit.

The **LIFT Housing Program's** purpose is to build new affordable housing for families with children who are experiencing, or at-risk of homelessness. In 2015, the Oregon Legislature committed new revenue generated from general obligation bonds to the program. Oregon Housing and Community Services (OHCS) is working with the Department of Human Services (DHS) and the Housing Stability Council (HSC) to develop a plan to use the newly committed funds efficiently and maximize the impact those funds will have in communities across the state.

Oregon Housing and Community Services partners with the Department of Human Services to use Temporary assistance for Needy Families (TANF) funds to address crisis and short-term needs that put low-income families with children at risk of becoming homeless. Efforts continue to strengthen and expand this program as well as replicate similar partnerships with other state departments.

Describe actions planned to develop institutional structure.

Oregon's institutional delivery structure system's strengths are through collaboration and coordination with our partners. Following are some of the ways Oregon will work to enhance coordination and implementation in 2018:

Oregon Housing and Community Services is developing Oregon's Statewide Housing Plan. The plan will clearly articulate the extent of Oregon's housing problem, and what can be done to address it. Oregon Housing and Community Services has committed to the Housing Stability Council, and our stakeholders that the plan will be responsive to the needs of the state, delivered to the legislature and include elements of Oregon's equity agenda.

Describe actions planned to enhance coordination between public and private housing and social service agencies.

Oregon Housing and Community Services delivers rental assistance services through a statewide network of CAAs, which is also the statewide system for delivery of anti-poverty services, including the Community Services Block Grant (CSBG). Community Action Agencies

work extensively with governmental entities, nonprofits, mental and physical health providers, schools, public safety providers, and others to design, implement, and deliver programs and services to low-income individuals and families.

Community Action Agencies provide information and referrals to the public and are key participants in their respective Continuums of Care (Coca), which enables them to be a community hub for linking low-income people to mainstream supportive services. Community Action Agencies maintain partnerships with systems of care to ensure coordination, and to avoid duplication of services.

The Department of Human Services (DHS) uses TANF funds to address crisis and short-term needs that put low-income families with children at risk of becoming homeless. Oregon Housing and Community Services partners with DHS in this effort, and works to strengthen and expand this program as well as replicate similar partnerships with other state departments.

Oregon Continuums of Care are designing and implementing a coordinated entry process. The tool works to access both visible and hidden barriers. Reaching across disciplines increases the possibility of touching upon a cross section of life skills support, substance and or alcohol abuse treatment, anger management, counseling, and other areas that may help a person maintain housing stability.

To enhance coordination between public and private housing and social service agencies, in 2015, the Oregon Legislature approved an expansion of the Housing Council to become the Oregon Housing Stability Council and include additional members. 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.

Program Specific Requirements (AP-90)

The following section addresses program-specific requirements for the programs included in the Annual Action Plan.

Community Development Block Grant Program (CDBG)

Projects planned with all CDBG funds expected to be available during the 2018 program year are identified in the Projects Table below. The following identifies program income that is available for use that is included in projects to be carried out.

There is no program income expected for the CDBG program before the start of the program year, nor the remaining items identified under point 2-5 in the table "Use of CDBG Funds".

The estimated percentage for number 2, "Other CDBG requirements" is calculated for a consecutive period of three years (2016-2018).

Urgent need amount is currently unknown as CDBG funds, and at any time during the program year may be utilized to provide grants to eligible applicants for projects arising from bona fide emergencies.

Table 11- Use of CDBG Funds

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70 percent of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	95% 2016-2018

Home Investment Partnership Program (HOME)

A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Oregon Housing and Community Services does not offer any other form of investment beyond those identified in 24 CFR 92.205 for the HOME program.

The State does not plan in advance to limit or give preference to special needs populations in HOME funded projects, but will consider proposals made by developers when applications are received in response to the annual NOFAs. Projects serving special needs populations may receive HOME funding if it is determined that there is a great need for affordable housing for that specific population in the community where the proposed project will be located, OR if other funding in the proposed project requires a specific special needs population be given a preference. For example, if the project receives funding to serve Veterans, OHCS will allow Veterans to be given a preference, but we don't know this in advance of the NOFA.

A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254 is as follows:

Oregon Housing and Community Services does not operate a HOME funded homebuyer program.

A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Oregon Housing and Community Services does not operate a HOME funded homebuyer program.

Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Oregon Housing and Community Services does not use HOME funding to refinance existing debt.

Housing Trust Fund (HTF)

Additional information about the criteria related to the HTF program may be found in the HOME Investment Partnership Program NOFA, the Housing Trust Manual, and the OHCS Project Development Manuals (PDM) located on the OHCS website under Related Links.

1. How will the grantee distribute its HTF funds?

Housing Trust Fund funds for multifamily rental housing development will be distributed annually to eligible recipients that submit applications in response to the OHCS Notice of Funding Availability (NOFA). Projects are selected based on criteria published in the NOFA, as well as the Low Income Housing Tax Credit (LIHTC) Qualified Allocation Plan (QAP) if applicable.

2. If distributing HTF funds through grants to subgrantees, describe the method for distributing HTF funds through grants to subgrantees and how those funds will be made available to state agencies and/or units of general local government.

N/A

3. If distributing HTF funds by selecting applications submitted by eligible recipients,

a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).

Eligible recipients are project sponsors, developers, for-profit entities, non-profit entities, and housing authorities. Faith-based organizations are eligible to participate in the HTF program as provided in 24 CFR 92.257. Recipients are required to certify that housing assisted with HTF funding will comply with HTF requirements by signing and recording legal documents with restrictive covenants.

A HTF Recipient Must:

- Make acceptable assurances to OHCS that it will comply with the requirements of the HTF program during the entire period that begins upon selection of the recipient to receive HTF funds, and ending upon the conclusion of all HTF-funded activities;
- Demonstrate the ability and financial capacity to undertake, comply, and manage the eligible activity;
- Demonstrate its familiarity with the requirements of other Federal, State, or local housing programs that may be used in conjunction with HTF funds to ensure compliance with all applicable requirements and regulations of such programs; and
- Have demonstrated experience and capacity to conduct an eligible HTF activity as evidenced by its ability to own, construct, or rehabilitate, and manage and operate an affordable multifamily rental housing development.

b. Describe the grantee's application requirements for eligible recipients to apply for HTF funds.

Housing Trust Fund funding is allocated through a competitive NOFA. Oregon Housing and Community Services may employ, but is not limited to, the following criteria upon which to base its funding decisions:

- Each Application will be reviewed for timeliness and completeness of the NOFA requirements.
- After passing Administrative Review, these Minimum Threshold Requirements must be met:
    - Program Compliance
    - Relocation Plan
    - Ways and/or targets that they will utilize to contract with MWESB contractors/subcontractors in the construction and operation of the proposed Project.
    - Application must demonstrate the Project's readiness to proceed.

c. Describe the selection criteria that the grantee will use to select applications submitted by eligible recipients.

Housing Trust Fund funding will be allocated to eligible multifamily rental projects on a statewide basis through the established competitive NOFA process currently used by OHCS to allocate LIHTC and HOME funds. A total of 100 maximum points is possible, weighted twenty for need, forty for impact, ten for preferences, fifteen for financial viability, and fifteen for capacity. In the competitive NOFA process, OHCS awards additional points for applications that include the use of HUD 811 Rental Assistance. In addition, OHCS awards points for serving the lowest income population, which includes points for projects with Project Based Rental Assistance.

d. Describe the grantee's required priority for funding based on geographic diversity (as defined by the grantee in the consolidated plan).

Oregon Housing and Community Services is committed to ensuring public resources are invested in a way that is responsive to the diversity of low-income housing needs and the need for economic development around the state. Therefore, HTF funding will be allocated to eligible multifamily rental projects, on a statewide basis, through the established competitive NOFA process currently used by OHCS to allocate LIHTC and HOME funds.

e. Describe the grantee's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.

Readiness to Proceed

- Certification of zoning
- All Applications must include a zoning certification form, even if the Project is solely acquisition or rehabilitation. The Department will not accept application for Projects that require zone changes or annexations.
- The original of the Certificate must be placed in the original application.
- Verification of site control
    - Complete the table and attach evidence of site control. The General Policy and Guideline Manual contains a discussion of acceptable site control verification. If you do not yet own the property, be sure to submit all extension documents, amendments and/or addendums to your original documents.

Federal project resources status

- Here the Applicant should provide a copy of the U.S. Department of Housing and Urban Development (HUD), U.S. Department of Agriculture Rural Development (RD), or Veteran's Administration (VA) application (not all the attached materials) along with a brief statement on the application status.

Proposed development schedule

- The Project schedule should be accurate and the timelines should be consistent with the requirements of the Project's components, such as providing adequate time to complete acquisition or satisfaction of funding conditions.

Project Site Review checklist

- You must complete the Project Site Review Checklist. If an Application involves more than one (1) land parcel, complete a Review Checklist <u>for each parcel.</u>
- OHCS completes its competitive NOFA Process with a Reservation of Funding for those projects selected to proceed in the development process. Applicants are required to demonstrate the ability and financial capacity to undertake, comply, and manage the eligible activity;
- The following is an excerpt for the NOFA Reservation Letter stating the 240 day deadline to begin construction:
- "The resources detailed above contain pre-funding conditions to be met prior to any grant or loan funding disbursals.
- The conditions are a result of statutory requirements, federal regulations and/or OHCS criteria. Generally, the conditions are to be met 30 days prior to any resource funding. If there is concern that any of the conditions will not be met within this timeline, contact me to discuss a later agreed upon time.
- Applicant will execute any and all documents required by OHCS Policy and Program Requirements in form and content satisfactory to the Department in its sole discretion.
- Applicant is aware that the Department may enact a re-evaluation of the Reservation under the following circumstances: <u>failure to reach construction closing within 240 days of the date of this letter</u>; and material change that causes the project to not meet minimum qualifications."

f. Describe the grantee's required priority for funding based on the extent to which the rental project has Federal, State, or local project-based rental assistance so that rents are affordable to extremely low-income families.

In the competitive NOFA process, OHCS awards additional points (one to five) for applications that include the use of HUD 811 Rental Assistance. In addition, OHCS awards seven points for serving the lowest income population, which includes two points for projects with Project Based Rental Assistance.

g. Describe the grantee's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.

The 2017 HTF Allocation Plan disucsses the Program Specific Requirements of the Housing Trust Fund as follows:

Project Specific Requirements

OHCS generally requires a 60 year affordability period for multifamily rental housing projects. However, due to the extremely low-income requirement for HTF, tenants must be at or below 30 percent of area MFI, OHCS' Housing Stability Council approved a 30-year affordability period for HTF projects. OHCS will seek to incentivize project sponsors to pledge an increased affordability period through the scoring criteria for the HTF NOFA.

Additionally, the following excerpt from the OHCS NOFA describes the requirements for financial feasibility of project seeking funding through OHCS, including HTF:

(D) Financial Viability: 15 points

1. Development pro forma review
    a. Pro forma includes only realistic and available resources on the Sources of Funding. Capital fundraising campaigns are not considered realistic and available resources. Any inclusion of resources that are unrealistic or unavailable will result in a score of minus fifteen (-15) points in this category.
    b. Explanation of how the development budget will still be valid at the start of construction.
    c. Relocation Plan completed if warranted and aligns to development budget.
    d. Developer Fee is within the OHCS maximum allowable.
    e. If Uniform Relocation Act (URA), the budget line item accurately reflects the Project cost based on the sufficient Relocation Plan.
    f. If Commercial Real Estate is included in the Project, Sources and Uses are provided on a separate pro forma page.

2. Operating pro forma review
   a. Affordable rents at least ten percent (10%) below estimated market rents.
   b. Debt coverage ratio is a minimum of 1.15:1 for hard amortizing debt. When utilizing OAHTC funds, the minimum debt coverage ratio is required to be met after the OAHTC pass through is applied.
   c. Cash flow within OHCS guidelines or adequately explained (1.30 or below, unless adequately explained or declining cash flows require a higher debt coverage).
   d. Vacancy rate at seven percent (7%) or adequately explained if different.
   e. Submitted reserves for replacement analysis and included adequate amount for replacement items in pro forma as detailed in IV.E.ii Operating Pro forma of the QAP.
   f. Income inflation factor is less than expenses inflation factor.
   g. In a mixed use project, no commercial income may be used to support the low-income residential project

3. Reasonable request and demonstrated need for resources
   a. Eligible basis requested is analyzed to determine accuracy (land, commercial, ineligibles are not supporting annual allocation, and there will not be a material gap in finances).

4. Well documented and explained construction costs
   a. Construction documents, including CNA, if required, provide enough detail to adequately calculate Project hard costs.
   b. Construction and rehabilitation estimates substantially agree with the pro forma.
   c. Green building costs reflected in construction costs.
   d. Contractor overhead, profit and general conditions are within the required range for LIHTC as specified in IV.E Financial Feasibility section of the QAP.

h. Describe the grantee's required priority for funding based on the merits of the application in meeting the priority housing needs of the grantee (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).

The Scoring Criteria are designed to measure the severity of need and overall impact to the community as well as to prioritize those projects that best meet established preferences, demonstrate dynamic partnerships and outcome based service delivery, and who involve sponsors, owners, and management agents with demonstrated high levels of performance.

A total of 100 maximum points is possible, weighted 20 for need, 40 for impact, 10 for preferences, 15 for financial viability, and 15 for capacity.

Any Application that does not have the minimum overall score of 75 points will be disqualified, and the Application charge will not be refunded.

Both quantitative and qualitative factors are considered in the scoring. The criteria to be used, and the scoring group, for each scored section will be as follows:

(A) Need: 20 points

1. Target Population – 5 points
2. Severity of Need - 9 points max
3. Equitably Served Geography – 6 points

(B) Impact: 40 points

<u>New Construction and Acquisition / Rehabilitation project Impact Criteria</u>

1. Plan Alignment – 5 points
2. HOME Leverage– 2 points
3. HTF Leverage – 3 points
4. State initiative / policy alignment – 4 points
5. Resident Services – 5 points
6. Affirmative Fair Housing Marketing – 5 points
7. Location Efficiency – 8 points max
8. Location Preferences – 8 points max

i. Describe the grantee's required priority for funding based on the extent to which the application makes use of non-federal funding sources.

OHCS prioritizes projects based on alignment with several elements that would tie directly to the commitment of local resources; notably these include alignment with local planning efforts and state initiatives. In the preference given to projects aligned with local plans, applicants are required to identify connections between local and regional efforts in order to demonstrate the importance of their project to local development and planning efforts; commitment of local resources is a clearly demonstrated tie that would establish importance of these local efforts and advantage a project through the selection process. A similar preference is given to those projects that demonstrate alignment with statewide policy initiatives, through significant ties including funding commitment of local partners working on such investments. Lastly, preference is given in project selection to those with committed partnerships for resident services; often times these are built through a commitment of local resources to support the ongoing operations of robust resident service and outcome tracking measurements. All of these measures of leverage are part of larger assessments in order to not only preference those jurisdictions with large resources to commit to affordable housing, but instead to also preference those that are strategically working to address housing issues and committing limited resources to further those efforts.

4. Does the grantee's application require the applicant to include a description of the eligible activities to be conducted with HTF funds?

The OHCS NOFA application requires the subject project to be fully conceived. The application requirements include site control, preliminary design, and a financially feasible proforma with development and operating budgets. The type of project is identified and described (new construction, acquisition/rehabilitation, and acquisition rehabilitation with new construction). Target population to be housed, unit types, total number of each unit type, income and rent limitations of the proposed units, and square footage of units are all required in the application.

5. Does the grantee's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?

Housing Trust Fund recipients are required to certify that housing assisted with HTF funding will comply with HTF requirements by signing and recording legal documents with restrictive covenants. Housing Trust Fund requirements are included in the HTF Program Manual which accompanies the NOFA.

6. Performance Goals and Benchmarks. The grantee has met the requirement to provide for performance goals and benchmarks against which the grantee will measure its progress, consistent with the grantee's goals established under 24 CFR 91.315(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

Yes.

7. Maximum Per-unit Development Subsidy Amount for Housing Assisted with HTF Funds. Enter or attach the grantee's maximum per-unit development subsidy limits for housing assisted with HTF funds.

In order to contain costs, Oregon Housing and Community Services established the following cost-per-unit subsidy limits. The costs are based on the total development and construction costs (excludes acquisition). The limits are established using recently funded (five year) history of OHCS Projects and based on unit size.

2018 Oregon LIMIT cost / unit	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Urban	$210,000	$255,000	$300,000	$340,000	$365,000

Balance of State	$165,000	$200,000	$245,000	$280,000	$310,000

8. Rehabilitation Standards. The grantee must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion.

Housing Trust Fund assisted housing is required to meet OHCS design and construction standards as defined in the OHCS Project Development Manual located on the OHCS website under Related Links.

New Construction Projects: In addition to OHCS design and construction standards, HTF assisted new construction projects must meet all State and local residential building codes, as applicable, or in the absence of a State or local building code, the International Residential Code or International Building Code (as applicable to the type of housing) of the International Code Council. All newly constructed housing must meet the current edition of the Model Energy Code published by the Council of American Building Officials.

Rehabilitation Projects: A Capital Needs Assessment is required for all multifamily rental projects to determine a scope of work that addresses the following: health and safety, habitability and functionality, useful life or major systems, lead-based paint, accessibility, and other improvements. In addition, OHCS has established rehabilitation standards for HTF assisted housing rehabilitation activities that must be met upon project completion.

Acquisition Only Projects: Existing rental housing to be acquired with HTF assistance that is newly constructed or rehabilitated must meet the HTF Program Property Standards.

Accessibility: HTF assisted housing must meet the accessibility requirements of 24 CFR part 8, which implements Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), and Titles II and III of the Americans with Disabilities Act (42 U.S.C. 12131-12189) implemented at 28 CFR parts 35 and 36, as applicable. Covered multifamily dwellings, as defined at 24 CFR 100.201, must also meet the design and construction requirements at 24 CFR 100.205, which implements the Fair Housing Act (42 U.S.C. 3601-3619).

Disaster Mitigation: Where relevant, the housing must be constructed and/or rehabilitated to mitigate the impact of potential disasters (e.g., earthquakes, hurricanes, flooding, and wildfires), in accordance with State and local codes, ordinances, or such other requirements as HUD may establish.

Uniform Physical Condition Standard (UPCS): Upon completion, HTF assisted projects and units will be decent, safe, sanitary, and in good repair as described in 24 CFR 5.703.

Summary of Lead-Based Paint Regulations for Rehabilitation Projects: HUD has issued regulations to protect young children under the age of six from lead-based paint hazards in housing that is financially assisted, or sold, by the federal government. The regulation addresses the requirements for notification, evaluation and reduction of lead-based paint hazards in federally assisted properties. The new regulation appears within title 24 of the Code of Federal Regulations (24 CFR 35).

Regulations and Affected Properties: The lead-based paint regulations affect acquisition and rehabilitation of housing projects constructed prior to 1978. All pre-1978 HTF funded projects must comply with the regulations. All units in the project must comply with these regulations not just the designated HTF-assisted units.

9. Resale or Recapture Guidelines. Below, the grantee must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the grantee will not use HTF funds to assist first-time homebuyers, enter "N/A".

N/A

10. HTF Affordable Homeownership Limits. If the grantee will not use HTF funds to assist first-time homebuyers, enter "N/A".

N/A

11. Grantee Limited Beneficiaries or Preferences. Describe how the grantee will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan.

The state does not place limitations or preferences for the populations the subgrantees can serve, other than the program's household income restriction. Each subgrantee may determine their target populations or those segments of the population in the subgrantee's service area that will receive priority or preference. Subgrantees must describe in their Master Grant Agreement Work Plans why, and with what imput, they chose to give those populations preference or priority.

OHCS requires the subgrantees make their determinations with input from their community needs assessment, any local governmental focuses, and the types of housing resources available in their communities.

12. Refinancing of Existing Debt. Enter or attach the grantee's refinancing guidelines below. The guidelines describe the conditions under which the grantee will refinance existing debt.

Requests for funds to buy-down or refinance current debt are not eligible for OHCS HTF funding.

Emergency Solutions Grant (ESG)

Include written standards for providing ESG assistance

Subgrantees are required to comply with OHCS minimum standards, develop agency standards, or comply with standards set by their Continuum of Care (Coca) for providing ESG funds. Subgrantees must verify their compliance with OHCS minimum standards and/or submit their proposed standards for OHCS approval through the Master Grant Agreement (MGA) funding application process. Compliance with ESG standards is also included in OHCS monitoring of subgrantees. OHCS minimum written standards are provided to grantees through the Emergency Solutions Grant Operations Manual. The standards may be found in Emergency Solutions Grant Operations Manual.

If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Oregon is not a collaborative applicant for any of its CoCs, but does provide funding and support to assist with the development of the HUD required centralized or coordinated assessment system, performance measures, and other required activities. Each of the seven state continuums either has their coordinated assessment system in place, or is in the process of developing their system with assistance from their member agencies and/or consultants.

If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG

As the state recipient, OHCS is not required to comply with the homeless participation requirement of 24 CFR 576.405(a).

Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The distribution of ESG program funds is completed through a Master Grant Agreement (MGA) funding application process between OHCS and its Community Action Network subgrantees. The MGA is the legal, contractual agreement utilized for disbursement of OHCS administered anti-poverty grant funds.

Oregon Housing and Community Services is legislatively required to utilize the Community Action Agency (CAA) network as its primary service delivery mechanism of ESG funds at the local level. The CAA network serves as the foundation of the OHCS homeless services delivery structure. The network coordinates with multiple local and statewide partners to establish linkages that maximize housing stabilization efforts and address the diverse needs of people experiencing or at risk of homelessness while avoiding duplication of services.

Sixteen designated community action nonprofit agencies and local government entities, and a statewide farmworker organization, submit biennial funding applications to OHCS for homeless funding including ESG. The applications include program work plans and budgets detailing the proposed targeting and utilization of the ESG funds. Applications are reviewed by program staff for organizational capacity, needs-based population targeting, utilization of the funds, and feasible program strategies to meet federal and state delivery requirements and priorities. Additionally, each subgrantee's knowledge of community needs, extent of engaged partners, historical delivery capacity and success are reviewed. Funds are allocated by a formula using three criteria; severe housing burden, poverty and homelessness, and made available upon approval of each subgrantee's application and execution of their MGA.

Describe performance standards for evaluating ESG.

Oregon Housing and Community Services continues to refine data collection reporting requirements. In addition to obtaining household and demographic data, OHCS's subgrantees are responsible to provide data for the following two performance standards:

- Increased housing stability as measured by the percentage of total program participants who reside in permanent housing at the time of their exit from the program or project funded by ESG; and

- Increased housing stability as measured by the percentage of households experiencing homelessness that exited to permanent housing and retained that housing for six months or longer.

Housing Opportunities for People with HIV/AIDS (HOPWA)

The following question has been added to this section for the HOPWA Program per HUD guidance:

- Does the action plan identify the method for selecting project sponsors, including providing full access to grassroots faith-based and other community organizations?

Oregon Health Authority is the grantee for HOPWA formula funding and directly carries out program implementation. OHA does not administer the program through project sponsors.

ATTACHMENTS

A Certification(s)…….

B Standard Form 424…….

C Citizen Participation Comments…….

D CDBG 2018 Proposed Method of Distribution (MOD) ……