

2019 Consolidated Annual Performance and Evaluation Report (CAPER)

State of Oregon

Oregon Housing & Community Services

Oregon Health Authority

Business Oregon



Acknowledgements

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CAPER Overview

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

The 2019 Consolidated Annual Performance Report (CAPER) is the fourth reporting document for Oregon's 2016-2020 Consolidated Plan period. The report describes and evaluates how the State of Oregon invested formula funds received from the U.S. Department of Housing and Urban Development (HUD) to meet Oregon's affordable housing and community development needs from January 1, 2019 through December 31, 2019.

The 2016-2020 Consolidated Plan is available at the following link:

<http://www.oregon.gov/ohcs/pages/consolidated-plan-five-year-plan.aspx>

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

Oregon Housing and Community Services (OHCS)

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

Business Oregon

- Community Development Block Grant (CDBG)

Oregon Health Authority (OHA)

- Housing Opportunities for Persons with AIDS (HOPWA)

Goals and Outcomes (CR-05)

The Consolidated Annual Performance and Evaluation Report (CAPER) is submitted to the U.S. Department of Housing and Urban Development (HUD) to provide a summary of the program years performance for the five formula grants; Community Development Block Grants (CDBG), HOME Investment Partnership Program (HOME), Emergency Solutions Grant (ESG), National Housing Trust Fund (HTF) and Housing Opportunities for Persons with AIDS (HOPWA), against the objectives set out in the strategic plan section of the 2016-2020 Consolidated Plan, and the 2019 Annual Action Plan. The primary HUD goals for the use of these program funds is to provide decent housing, create suitable living environments and expand economic opportunities.

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

Highlighted below are some of the major initiatives that were executed in 2019 in an effort to meet HUD's goals for the five programs; provide decent housing, suitable living environments, and expand economic opportunities, and as part of Oregon's effort to carry out its 2016-2020 Consolidated Plan Strategic Plan, and 2020 Annual Action Plan:

- CDBG activities that have had a substantial impact on identified needs are the public works activities and community facility activities which were identified as high priority projects in the 2016-2020 Consolidated Plan. Forty eight percent (39%) of the CDBG funds awarded in 2019 were for Community Facilities projects that will benefit 2,435 persons, forty three percent (28%) for Public Works projects will benefit 7,115 persons and eight percent (31%) of the CDBG funds awarded in 2019 were for housing rehabilitation projects that will benefit 327 persons and rehabilitate 100 housing units.
- A major HUD and State of Oregon goal is to provide services to those experiencing homelessness. Through its various partners, the State of Oregon offers a continuum of services beginning with homelessness and shelter needs and ending with homeownership. Homeless Services Section's funds serve homeless and extremely low income households to meet the needs of the state's unhoused persons and provide housing stability to those persons needing that assistance.

- Using its Emergency Housing Assistance & State Homeless Assistance Program, OHCS provided funding to a subgrantee to acquire and convert a commercial building into shelter, providing 50 beds to the unhoused in Southern Oregon.
- In 2019, 4 projects utilizing HOME funds were completed emphasizing collaboration and partnership to serve some of Oregon's most vulnerable citizens. A summary of these projects are as follows:
 - *Azimuth 315* is a newly constructed fifty unit one and two bedroom complex in Bend, OR with 6 HOME units. This property has set aside 13 units for families served by the Oregon DHS Child Welfare program.
 - *The Greens* is a preservation project which includes multiple buildings and 58 total units. 34 units serve two and three bedroom families and 24 units serve elderly clients. All units will have project based voucher assistance. 4 of the units in this preservation project are considered HOME units.
 - The *NOHA Preservation Project* is a scattered site project including family, elderly and disabled unit preservation in Warrenton, OR. The 40 elderly and disabled units will be preserved with project based vouchers while the 12 family units are receiving a much needed capital infusion. All 52 units are considered HOME units.
 - The *Ochoco School Crossing* development was completed in Prineville with the assistance of HOME dollars. This rehabilitation project repurposed an elementary school into high quality housing for 29 families. The unit mix includes one, two and three bedroom units with 2 units set aside for veterans utilizing VASH vouchers. 4 units are set aside to serve clients of DHS and three units are set aside for victims of domestic violence with supportive services from Saving Grace, a local nonprofit. There are 5 HOME units in the property and 9 total units set aside for Permanent Supportive Housing.
- As of 2019 no HTF funded projects have been completed. However, 6 more funding awards were issued to projects during 2019 including projects in Bend (48 total units), Roseburg (68 total units), Silverton (86 total units), Beaverton (44 total units) and Portland (58 total units).
- HOWPA is increasing client access to and engagement in HIV/AIDS care and support is one of the primary goals of the OHOP program. Clients served with HOPWA housing assistance under the 2019 Formula grant continued to achieve very high levels of housing stability and reduced risks of homelessness. All outcomes (including leveraged services) were assessed directly from client-level service utilization data obtained through collaboration with the Ryan White Program (including the AIDS Drug Assistance Program), HIV/AIDS surveillance system, and LIHEAP program database.

Table 1 details each program’s goals as outlined in the 2016-2020 Consolidated Plan, and Oregon’s performance in meeting each of those goals for program year 2019.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration	Affordable Housing Administration	CDBG: \$1,705,578 HOME: \$887,356.70 HTF \$345,192	Other	Other	4	4	100.00%	1	1	100%
Affirmatively further fair housing	Fair Housing	Admin.	Other	Other	1	1	100.00%	1	1	100%
CDBG - Emergency Projects	Non-Housing Community Development	CDBG: \$0.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	0	0	0	0
CDBG - Emergency Projects	Non-Housing Community Development	CDBG: \$0.00	Other	Other	0	0	0	0	0	0
CDBG - Housing Rehabilitation	Affordable Housing	CDBG: \$11,014,400	Housing Rehab	Unit	250	327	131%	50	137	274%
CDBG - Microenterprise Assistance	Non-Housing Community Development	CDBG: \$1,159,411	Business	Business	500	190	38%	100	100	100%
CDBG - Public Works	Non-Housing Community Development	CDBG: \$29,564,969	Other	Other	10	18	180%	2	5	250%
CDBG - Public/Community Facilities (DH1)	Homeless Non-Homeless Special Needs	CDBG: \$1,500,000	Other	Other	1	1	100%	1	1	100%

CDBG - Public/Community Facilities (SL1)	Non-Housing Community Development	CDBG: \$7,365,874	Other	Other	3	8	267%	1	1	300.00%
CDBG - Public/Community Facilities (SL3)	Non-Housing Community Development	CDBG: \$7,365,874	Other	Other	3	1	33.33%	0	0	0.00%
CDBG-Community Capacity/ Technical Asst (1%)	Non-Housing Community Development	CDBG: \$602,789	Other	Other	15	15	100.00%	3	3	100.00%
CHDO Operating Support Grant	Affordable Housing	HOME: \$1,481,035.05	Other	Other	4	4	100.00%	4	3	75%
Fund affordable housing	Affordable Housing	HOME:\$21,413,790 Housing Trust Fund: \$15,000,000	Rental units constructed	Household Housing Unit	300	228	76%	60	50	83%
			Rental units rehabilitated	Household Housing Unit	200	223	111.50%	40	95	237.5%
Prevent and divert people from becoming homeless	Homeless	HOME: \$5,365,985 ESG: \$2,260,648	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	2000	3292	164.60%	400	1,548	387%
			Homelessness Prevention	Persons Assisted	8500	6869	81%	1700	2422	142%
Provide people with HIV/AIDS supportive housing	Supportive housing for people with HIV	HOPWA: \$1,937,370	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	133	285	214%	60	78	130%
			Housing for people with HIV/AIDS	Household Housing Unit	0	0	0%	0	0	0
Reduce homelessness	Homeless	ESG: \$6,604,637	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	2000	4083	204%	400	852	213%
			Homeless Person Overnight Shelter	Persons Assisted	31000	14695	47%	6200	2082	34%
				Other	Other	3800	7371	194%	760	3514

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

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. This section includes an assessment of how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Community Development Block Grant (CDBG)

In 2019, top priority needs for the CDBG program included public works, community facilities, and housing. Priority needs were based on responses and information received through public outreach and consultation with advocacy groups, non-profit partners, and topical research. Oregon placed an emphasis on a project's readiness to proceed and the party's capacity to move forward with a well-developed project.

The indicators for CDBG need are identified by the type and number of applications received for funding in 2019. Based upon the number of applications received public works, community facilities and housing rehabilitation are of the highest need. Oregon funded:

- 5 public works projects
- 3 community facility projects;
- 6 housing rehabilitation projects and,
- 2 microenterprise project

Oregon is sustaining the allocation set in 2018 to 2019 with purpose to create stabilization of implementation for the applicant to follow.

HOME Investment Partnerships Program (HOME)

HOME 2019 funding priorities were designed to specifically address objectives of increasing and preserving the state's affordable housing resources, and providing rental assistance directly to the communities. HOME funds were used to provide rent assistance, develop multifamily housing, and to support Community Housing Development Organizations in meeting the goals and objectives established.

HOME Multifamily Rental

A total of 145 Multifamily Rental Units in HOME assisted properties were completed during 2019. The number of new construction and rehabilitation units combined is 145, which exceeds the annual goal of 100 units. The combined annual goal is 145% complete.

Fund Affordable Housing – Rental Units Constructed

Proposed for 2019: 60 units

Actual for 2019: 50 units

Fund Affordable Housing – Rental Units Rehabilitated

Proposed for 2019: 40 units

Actual for 2019: 95 units

HOME Tenant Based Rental Assistance (HOME TBRA)

The 2019 funding priorities for HOME Tenant Based Rental Assistance (TBRA) were to provide rental assistance to stabilize housing for very low income households at risk of becoming homeless. The amount of HOME TBRA allocated to each subgrantee was based on four criteria: the percentage of households in a subgrantee's service area with housing burden, severe housing burden, income below federal poverty level, and income at or below 50 percent median household income.

Prevent and divert people from becoming homeless:

Proposed for 2019: 400 households

Actual for 2019: 1548 households

The number of households served in 2019 as indicated in IDIS reports is much higher than expected when the 2016-2020 Consolidated Plan was developed. The HOME TBRA program was well-used by subgrantees this year to keep households from losing existing housing or to assist homeless households to obtain housing.

Housing Trust Fund (HTF)

Housing Trust Fund was leveraged with other federal and state funding and made available through OHCS' annual LIHTC and HOME NOFAs in January 2019 as an additional source of funding for multifamily rental housing projects to serve extremely low income (ELI) households. Ten multifamily projects received funding reservations for a total of \$8,034,904. Six projects were awarded in 2019 for a total of \$4,350,000.

Housing Opportunities for Persons with AIDS (HOPWA)

Oregon Health Authority (OHA) helps people living with HIV/AIDS create a continuum of stable, sustainable housing through the Oregon Housing Opportunities in Partnership (OHOP) program. The OHOP program met the objectives identified in the 2016-2020 Consolidated Plan by assisting households in establishing and maintaining a stable living environment, reducing the risks of homelessness, and improving access to HIV treatment and other health care and support. The OHOP Program used HOPWA formula funding to provide Tenant Based Rental Assistance (TBRA), permanent housing placement in the form of deposits, supportive services through housing case management, and housing information to individuals on the program waitlist.

Increasing client access to and engagement in HIV/AIDS care and support is one of the primary goals of the OHOP program. Clients served with HOPWA housing assistance under the 2019 Formula grant continued to achieve very high levels of housing stability and reduced risks of homelessness. All outcomes (including leveraged services) were assessed directly from client-level service utilization data obtained through collaboration with the Ryan White Program (including the AIDS Drug Assistance Program), HIV/AIDS surveillance system, and LIHEAP program database.

Among those served with TBRA under the OHOP Formula grant:

- 94 % of households served with TBRA continued in the program or left the program to stable permanent housing situations including self-sufficiency in private housing or other housing subsidy programs (primarily Section 8)

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

- 100 % of households had a housing plan for maintain or establishing stable on-going residency.
- 100 % of clients had verified recent contact with a Ryan White case manager for ongoing supportive services.
- 91.4 % of clients saw a health care provider for HIV/AIDS care.
- 91.4 % of clients had access to medical insurance or health assistance.
- 65.7 % successfully accessed or maintained qualification for sources of income.

Of the 78 TBRA clients, 59 continued receiving subsidy assistance into the next operating year and 15 left the program to permanent housing situations. Only 2 clients left the OHOP program to temporary housing situations. No clients disconnected from the program and 2 clients passed away.

Emergency Solutions Grant Program (ESG)

One 2019 funding priority for ESG funds was to prevent and divert people from becoming homeless; addressing the priority need for rent assistance and related costs necessary for people at-risk of homelessness to secure and retain permanent housing. The other priority was to reduce homelessness by engaging unsheltered persons and connecting them to shelters, rapid rehousing and case management. A number of subrecipients have added housing navigators and landlord engagement positions to their homeless services staff to work with landlords and apartment owners in their communities to ensure there are units available for their program participants.

Prevent and divert people from becoming homeless:

- Proposed for 2019: 1,700 persons
- Actual for 2019: 2,422 persons

Reduce homelessness through rapid rehousing:

- Proposed for 2019: 400 persons
- Actual for 2019: 852 persons

Reduce homelessness through shelter:

- Proposed for 2019: 6,200 persons
- Actual for 2019: 2,082 persons

Reduce homeless through street outreach:

- Proposed for 2019: 760 persons
- Actual for 2019: 3514 persons

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

The table below details the number of families and beneficiaries, by race and ethnicity, assisted using HUD-Funded programs during calendar year 2019.

	CDBG	HOME	HOPWA	ESG	HTF
<i>White</i>	9,636	149	92	6879	0
<i>Black or African American</i>	70	2	6	365	0
<i>Asian</i>	110	0	0	34	0
<i>American Indian or American Native</i>	369	8	3	271	0
<i>Native Hawaiian or Other Pacific Islander</i>	0	2	2	83	0
<i>Other Multi-Racial</i>	430	5	2	1238	0
Total	10,615	166	105	8,870	0
<i>Hispanic</i>	1,193	28	10	1223	0
<i>Not Hispanic</i>	9,422	138	95	7647	0

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

Community Development Block Grants (CDBG)

The ethnicity and race data reflected above for the CDBG program are reported at the closeout of the project and outlines the families and beneficiary ethnicity breakdown identified upon completion of projects within the 2019 program year.

The differentiation of the numbers above, in comparison to the PR-23, is due to the difference in parameters of data that is being gathered. For Oregon, the beneficiary data is reported at the closeout of the projects, in this instance we reported all projects that were closed in 2019 as reflected above. Conversely, the PR-23 reports the number of beneficiaries for projects (or IDIS term – activity) that drew funds during that time period whether or not the project closed in 2018. By nature of PR-23 parameters, the number presented in that report are considerably larger in comparison to the number reported in this section.

HOME Investment Partnerships Program (HOME)

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

HOME Tenant Based Rental Assistance

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

Housing Opportunities for Persons with AIDS (HOPWA)

Oregon Housing Opportunities in Partnership (OHOP) collects race and ethnicity data from participants. The Oregon Health Authority estimates that 6,969 people with diagnosed HIV infection were living in Oregon at the end of 2015. Of the 6,969 Oregon residents living with HIV, 88 percent were male and 75 percent were White.

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

The Oregon HIV/Viral Hepatitis/Sexually Transmitted Infections Integrated Planning Group (IPG) is an advisory group to the HIV/STD/TB Section of the Oregon Health Authority, which has developed a comprehensive five-year plan that works toward ending new HIV transmissions in Oregon (www.endhivoregon.org). Health equity is central to both the End HIV Oregon plan and Public Health Modernization at the Oregon Health Authority.

Emergency Solutions Grant Program (ESG)

OHCS requires all subgrantees to enter demographic data in their HMIS, ServicePoint. Subgrantees are responsible for obtaining appropriate data from any subrecipient who does not enter data into ServicePoint because of the circumstances of their clientele, such as a victim of domestic violence. Subgrantees provide OHCS with quarterly and annual reports which include racial and ethnic data.

Resources and Investments (CR-15)

Resources made available

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	12,778,858	\$4,362,378
HOME	HOME	5,889,949	\$3,798,009.31
HOPWA	HOPWA	557,084	\$523,075
ESG	ESG	1,881,446	\$1,745,197
HTF	HTF	4,350,000	3,215,905

Table 3 - Resources Made Available

Community Development Block Grants (CDBG)

The amount above includes 2019 grant allocation and unobligated amount less one percent, and state administration funds allowed by the CDBG program.

Geographic distribution and location of investments

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

Community Development Block Grants (CDBG)

2019 CDBG Awards were made as follows:

- **Microenterprise Assistance** – City of La Grande, City of Roseburg
- **Public Works** – City of Madras, City of Monument, City of North Powder, City of Richland, Klamath County
- **Public/Community Facilities** – City of Halfway, Coos County, City of Prineville.
- **Housing Rehabilitation** – City of Prineville, City of Falls City, Klamath County, City of Creswell, City of Sweet Home, City of McMinnville

HOME Investment Partnerships Program (HOME)**Identify the geographic distribution and location of investments**

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

Table 4 – Identify the geographic distribution and location of investments

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

HOME assisted Multifamily Rental Projects **completed** in 2019:

HOME Table 4a

Project	City	County
Azimuth 315	Bend	Deschutes
The Greens-Montclair Manor	Milton-Freewater	Umatilla
NOHA Preservation	Warrenton	Clatsop
Ochoco School	Prineville	Crook

No HTF assisted Multifamily Rental Projects were completed in 2019.

HOME assisted Multifamily Rental Projects that received funding **awards** in 2019:

HOME table 4b

Project	City	County
Deer Creek Village	Roseburg	Douglas
Garden View	Lebanon	Linn
Canal Commons	Bend	Descutes
Creekside Commons	Central Point	Jackson
Silvertowne	Silverton	Marion
Liberty Lodge	Redmond	Deschutes

HTF assisted Multifamily Rental Projects that received funding **awards** in 2019

Project	City	County
Deer Creek Village	Roseburg	Douglas
Garden View	Lebanon	Linn
Canal Commons	Bend	Deschutes

The Rose	Portland	Multnomah
Silvertowne	Silverton	Marion
Cedar Grove	Beaverton	Washington

HOME assisted Multifamily Rental Projects that received funding **reservations** in 2019

Project	City	County
Applegate Landing	Lebanon	Linn
Bridge Meadows Redmond	Redmond	Deschutes
Carnelian Pl. and Phoenix Crossing	Bend	Deschutes
Colonia Paz I	Labanon	Linn
Patriot Heights	Stanfield	Umatilla
Rogue Valley Apartments	White City; Eagle Point	Jackson
Snowberry Brook II	Ashland	Jackson

HTF assisted Multifamily Rental Projects that received funding **reservations** in 2019

Project	City	County
Applegate Landing	Lebanon	Linn
Bridge Meadows Redmond	Redmond	Deschutes
Carnelian Pl. and Phoenix Crossing	Bend	Deschutes
Centennial Place	Portland	Multnomah
Going 42	Portland	Multnomah
The Mary Ann	Beaverton	Washington
Oregon City Terrace	Oregon City	Clackamas
Patriot Heights	Stanfield	Umatilla
Rogue Valley Apartments	White City; Eagle Point	Jackson
Snowberry Brook II	Ashland	Jackson

HOME Community Housing Development Organizations (CHDO) 2019 Operating Grants:

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

HOME table 4c

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

Housing Opportunities for Persons with AIDS (HOPWA)

The delivery of HOPWA services is based on prioritization of need, not geographic location. The allocation of expenditures can vary from year to year. The 2019 expenditures, based on the four regions of service delivery, are found in table below.

Region	Actual Percent of TBRA Allocation
1 - Northwest (Clatsop, Lincoln, Marion, Polk, Tillamook Counties)	23.1%
2 - Central (Douglas, Lane County)	20.5%
3 - Southern (Coos, Curry, Jackson, Josephine, Klamath, Lake Counties)	33.3%
4 - Eastern (Baker, Benton, Crook, Deschutes, Gilliam, Grant, Harney, Hood River, Jefferson, Linn, Malheur, Morrow, Sherman, Umatilla, Union, Wallowa, Wasco, Wheeler Counties)	23.1%

HOPWA Table 4d**Leveraging**

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

Community Development Block Grants (CDBG)

Despite not having a matching funds requirement, the CDBG program leveraged \$48,478 in matching funds from federal, state and local sources.

HOME Investment Partnerships Program (HOME)

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	17,786,256.77
2. Match contributed during current Federal fiscal year	268,002
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	18,054,258.77
4. Match liability for current Federal fiscal year	876,973.68
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	17,177,258.09

Table 5 – Fiscal Year Summary - HOME Match Report

Affordable Rental Housing Development

2019 OHCS HOME Commitments (funded projects):

- Six affordable rental projects received HOME commitments and are currently under way
- HOME funding committed: \$5,889,949
- Non-HOME funding awarded: \$55,796,020
- Total project cost for these projects, including all funding sources: \$68,599,695
- HOME leverage was \$10.65 on the dollar for these HOME funded projects

2019 OHCS NOFA Total Reservations:

- Twelve multifamily projects received OHCS NOFA Reservations
- Total OHCS resources (includes LIHTC Equity): \$157,443,537
- Oregon Affordable Housing Tax Credit program: \$8,390,000
- Total Project cost for all twelve projects, including all funding sources (public and private): \$191,389,839

2019 OHCS NOFA Reservations to HOME Projects (not yet funded):

- Seven multifamily projects received HOME reservations
- HOME Funding Reservations: \$9,041,925
- Non-Home funding awarded: \$71,687,444
- Total proposed project costs for all seven projects including all funding sources (private and public): \$100,098,993
- HOME Leverage is potentially \$ 10.07 on the dollar for the six HOME projects

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
17414	1/5/19	24,000						24,000
17587	4/24/19	9,994						9,994
17458	5/9/19	599						599
17523	7/1/19			192,132				192,132
17526	8/13/19	21,277						21,277
17397	11/12/2018	650						650
17525	9/24/19	20,000						20,000
17398	12/31/2018	8,423						8,423
Total		84,943		192,132				\$277,075

Table 6 – Match Contribution for the Federal Fiscal Year

HOME Program Income

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
40,369.06	33,268.20	49,964.06	0	23,673.20

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	\$26,445,221	0	0	0	0	\$26,445,221
Number	4	0	0	0	0	4
Sub-Contracts						
Number	82	0	4	1	1	76
Dollar Amount	\$12,129,120	\$0	\$953,295	\$11,895	\$19,575	\$11,144,355
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	\$26,445,221	0	\$26,445,221			
Number	4	0	4			
Sub-Contracts						
Number	82	10	72			
Dollar Amount	\$12,129,120	\$865,143	\$11,263,977			

Table 8 – Minority Business and Women Business Enterprises

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

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		4		\$5,895,560		
Businesses Displaced		0				
Nonprofit Organizations Displaced		0				
Households Temporarily Relocated, not Displaced		106		\$515,216.91		
Households Displaced*	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	10	0	0	0	0	10
Cost	151,200	0	0	0	0	151,200

*No permanent displacement Table 10 – Relocation and Real Property Acquisition

Housing Opportunities for Persons with AIDS (HOPWA)

The HOPWA program utilized federal resources to leverage an additional \$507,482.03. Leverage funding is broken down as follows:

- Case management: \$272,066
- Supportive services: \$64,829
- ADAP insurance premiums: \$4,619
- ADAP medication: \$50,042
- ADAP medication and Co-pays: \$1,378
- LIHEAP energy assistance: \$21,575
- Resident rental payments: \$92,973.03

Emergency Service Grant (ESG) Match Opportunities

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

The 2019 ESG grant OHCS received from HUD totaled \$1,881,446. OHCS and the OHCS subgrantees reported matching funds of \$1,660,085.

Affordable Housing (CR-20)

This section includes an evaluation of Oregon's progress in meeting its specific goals of providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	800	2400
Number of Non-Homeless households to be provided affordable housing units	100	145
Number of Special-Needs households to be provided affordable housing units	60	78
Total	960	2623

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	860	2478
Number of households supported through The Production of New Units	60	50
Number of households supported through Rehab of Existing Units	40	95
Number of households supported through Acquisition of Existing Units	0	0
Total	960	2623

Table 12 – Number of Households Supported

Efforts to Address Worst Case Housing Needs

In addition to requiring all HOME units to be designated low-HOME units which targets lower income clients, the State of Oregon utilizes a tool called the Oregon Affordable Housing Tax Credit which is a state tax credit allowing a developer to reduce rent and target worst case housing needs. Further, OHCS encourages partnerships with Public Housing Authorities increasing the likelihood that voucher holders will have access to the HOME units.

The difference between goals and outcomes and problems encountered in meeting these goals is discussed in this section.

Community Development Block Grants (CDBG)

The 2019 Method of Distribution (MOD) identifies that OBDD intended to award funds according to the target percentages but OBDD is not obligated to award all the funds targeted

to each category, i.e. if a sufficient number of projects are not awarded in a particular category, applications in other categories may be funded. Each calendar quarter OBDD-IFA will conduct a quarterly target review and determine if funds need to be moved from one category to another to address program needs.

At each calendar quarter the need for the program, based upon the complete applications received was reviewed against the targeted percentages. OBDD-IFA varied from the funding targets, in accordance with the 2019 MOD, and for the following reasons:

The state of Oregon has no control over the type and quantity of applications submitted for funding under the program. As of December 31, 2019 the State received seventeen applications totaling of \$ 9,871,147. Out of all applications received one was returned and we were able to fund all of remaining.

As of December 31, 2019 \$8,371,147 of the 2019 Program Year funds were obligated and left \$8,416,482 to be included in the 2020 application round which will open in April 2020 to September 2019. In total the projected obligation for the FY 2019 funds were obligated in accordance with the *2019 Method of Distribution*. We are confident that the remaining \$8,416,482 will be able to obligate it within the 15-month Timely Distribution period.

PY 2018 was the first year of implementation after the state has implemented a major overhaul in the program design as a result of the TA provided by HUD to improve on the state expenditure ratio, those improvements are:

- Restructuring of project timeline to contain projects to be completed within 24 months
- Subsequent rearrangement of Public Works project type which now restrict to fund only design or construction (as apparent in the type of project funded in 2018 , four out of five public works projects awarded are for design only)
- Restructuring of the scoring system
- Implementation of electronic application
- Recalibration of application round from quarterly to annually.

Because of that we have been expecting the slowdown in obligation pacing as more of the design only projects are funded more. Subsequent to all these implementations, we have seen a great improvements in the expenditure ratio in the past year.

HOME Investment Partnerships Program (HOME)

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

HOME Investment Partnerships Program (HOME) Tenant Based Rental Assistance

HOME TBRA funding provided 1,548 rental assistance contracts in all counties across the state.

Emergency Solutions Grant

Through the community action agency network, 1,565 persons received rental subsidy or other assistance to enable them to regain their current housing; 852 persons were assisted through Rapid Rehousing programs to take actions necessary to obtain rental housing units.

Housing Opportunities for Persons with AIDS (HOPWA)

The HOPWA program helps people with HIV/AIDS create a continuum of stable, sustainable housing. The OHOP program met the one year goal by assisting households in establishing and maintaining a stable living environment; reducing the risks of homelessness, and improving access to HIV treatment and other health care and support. The program goal set for 2018 was to assist 60 households through tenant based rental assistance. In 2019, OHOP assisted 78 households; exceeding the program goal by 30 percent.

Discuss how these outcomes will impact future annual action plans.

Community Development Block Grants (CDBG)

For 2019, the CDBG program is implementing a major program restructuring. More projects for Public works design are being funded and more community facilities are being assisted. Business Oregon enhanced its CDBG activities related to housing by seeking opportunities to collaborate with other affordable housing organizations, including OHCS.

Housing Opportunities for Persons with AIDS (HOPWA)

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

The table below includes the number of extremely low-income, low-income, and moderate-income households served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual ¹	HOME Actual	HTF Actual
Extremely Low-income	0	72	0
Low-income	137	29	0
Moderate-income	0	1	0
Total	137	102	0

Table 13 – Number of households Served

Housing Opportunities for Persons with AIDS (HOPWA)

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

Percentage of Area Median Income		Households Served with HOPWA Housing Subsidy Assistance
1.	0-30% of area median income (extremely low)	83
2.	31-50% of area median income (very low)	19
3.	51-80% of area median income (low)	3
4.	Total	105

HOPWA Households Served Table

Homeless and Other Special Needs (CR-25)

In this section, Oregon evaluates its progress in meeting specific objectives for reducing and ending homelessness through:

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

Housing Opportunities for Persons with AIDS (HOPWA)

In addition to HOPWA funding, in 2019 OHA receives HUD funding through another grant; Continuum of Care dollars through the Rural Oregon Continuum of Care (ROCC). Funding through the ROCC provides permanent supportive housing to households who meet HUD's definition of homelessness. The ROCC grant ended in 2019. OHA also receives Ryan White funding which may be used to provide emergency housing for case management clients in the form of hotel and motel vouchers. OHOP works in close coordination with homeless service providers through participation on the ROCC and other planning bodies.

Emergency Solutions Grant Program (ESG)

Forty percent of OHCS subgrantee activity funded with ESG was direct outreach to unsheltered persons. OHCS continues to encourage outreach to unsheltered persons, including veterans and families with children. Coordinated Entry processes and By-Name lists will increase subrecipients' ability to identify and engage homeless persons, provide them with assessment through HMIS systems and facilitate a quicker, more efficient process to end their homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency Solutions Grant Program (ESG)

Twenty-three percent of the total persons assisted with ESG-funded activities were provided essential services while in shelter, or assessed and placed in either shelter or transitional shelter. A total of 94,534 shelter bed-nights were provided in 2019. Additionally, through coordinated entry programs, subgrantees were able to determine services that would best meet the person's needs, and expand the types and volume of resources available to their clientele by referring them to local partner agencies for services not available through the subgrantee.

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

Emergency Solutions Grant Program (ESG)

Eighteen percent of persons served through the ESG program received homeless prevention services to facilitate households' abilities to retain their housing, including, but not exclusive to: rent subsidy, case management, completion of housing stability plans, and landlord mediation services.

OHCS allocates ESG funds to community action agencies who, together, serve every county in the state. OHCS expects its subgrantees and their continuums of care to develop homeless discharge coordination policies with their local systems of care and public institutions. In the future, OHCS will establish criteria for discharge policies and will require subgrantees to submit their policies for review.

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

Community Development Block Grants (CDBG)

Funding homeless shelters and shelters for victims of domestic violence are priorities of the CDBG program. One CDBG projects awarded in FY 2019, or assisted with FY 2019 funds, for person with special needs under Community Facilities, included a Senior Center/Food bank in the city of Prineville that serves Grant County. Business Oregon continues to collaborate with the Governor's Regional Solution Teams to provide technical assistance to address homelessness at the project development level.

Emergency Solutions Grant Program (ESG)

Ten percent of persons assisted with ESG-funded activities were rapidly re-housed or received other housing assistance. Subgrantees offered case management, help locating available rental units, payment of housing-related costs, and other services to ESG clients as an integral step in securing housing and stabilizing households. Lack of affordable housing is a barrier to rehousing in Oregon. Through non-federal funding sources, OHCS has assisted with the addition of housing navigator positions for a number of subgrantees. These staff are instrumental in helping homeless persons locate and obtain housing. Navigators provide a link from the community action agency to the potential landlords in the agency's service area.

Nine percent of persons assisted with ESG-funded activities received only services, such as case management or referral to other providers.

Oregon Housing and Community Services is working with Continuums of Care and other state agencies to better align our efforts and our data to identify the best ways to determine the service needs of populations not easily tracked, such as youth and the formerly institutionalized, in addition to other vulnerable populations. The ability to access shared data will help Oregon agencies identify and address systemic barriers experienced by our poorest, or potentially displaced, populations and assist us in work together with our partners to provide effective services.

Public Housing (CR 30)

Actions taken to address the needs of public housing:

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

Oregon, through OHCS, contributed financial resources to the following Public Housing projects:

85 Stories Group 5: Oregon Housing and Community Services is providing 4% LIHTCs and OAHTCs to HomeForward for the Acquisition, Rehabilitation and Preservation of 350 units at 6 scattered sites in Portland. These units will serve residents with incomes between 40 and 80 percent of AMI. All 350 units have Sec-8 project-based assistance.

85 Stories Group 6: Oregon Housing and Community Services is providing 4% LIHTCs and OAHTCs to HomeForward for the Acquisition and Rehabilitation of 315 units at 9 scattered sites in Portland. These units will serve residents with incomes between 50 and 80 percent of AMI. All 315 units have Sec-8 project-based rental assistance.

Creekside Apts: Oregon Housing and Community Services is providing 9% LIHTCs, HOME and HTF to Housing Authority of Jackson County for the new construction of 50 total units at 2 scattered sites in Central Point. These units will serve residents with incomes between 30 and 50 percent of AMI. 24 units will have project-based rental assistance (16 HUD-Sec 8 and 8 VASH) and 49 units will be Permanent Supportive Housing units.

Fountain Place: Oregon Housing and Community Services is providing 4% LIHTCs and GHAP funding to HomeForward for the Acquisition, Rehabilitation and Preservation of 80 units in Portland. These units will serve residents with incomes between 60 percent of AMI with 20 units having Sec-8 project-based rental assistance.

Garden View Apts: Oregon Housing and Community Services is providing 9% LIHTCs, HOME, HTF and GHAP funding to Linn-Benton Housing Authority for the new construction of 48 units in

Lebanon. These units will serve residents with incomes between 30 and 60 percent of AMI with 9 units having Sec-8 project-based rental assistance and 3 units of VASH Vouchers.

Hillside Manor: Oregon Housing and Community Services is providing 9% LIHTCs, HOME, HTF and GHAP funding to Housing Authority of Clackamas County for the acquisition and rehabilitation of 100 units in Milwaukie. These units will serve residents with incomes between 50 and 60 percent of AMI with 100 units having Sec-8 project-based rental assistance.

Holden Creek Village: Oregon Housing and Community Services is providing LIFT and 4% LIHTC funding to Northwest Oregon Housing Authority for the new construction of 60 units in Tillamook. These units will serve residents with incomes between 30 and 60 percent of AMI with 12 units having Sec-8 project-based rental assistance and 6 units being Permanent Supportive Housing.

Liberty Lodge: Oregon Housing and Community Services is providing HOME and GHAP funding to Housing Impact LLC for the new construction of 8 units in Redmond. These units will serve residents with incomes 50 percent of AMI.

Market District Commons: Oregon Housing and Community Services is providing 9% LIHTC, GHAP and HTF funding to Homes for Good Housing Agency for the new construction of 50 units in Eugene. These units will serve residents with incomes between 30 and 60 percent of AMI with 15 units having Sec-8 project-based rental assistance.

Red Canyon: Oregon Housing and Community Services is providing LIFT, 4% LIHTC and OAHTC funding to Housing Works for the new construction of 89 units across 5 scattered sites in the towns of Jefferson and Redmond. These units will serve residents with incomes between 30 and 60 percent of AMI with 8 units having Sec-8 project-based rental assistance.

SHA RAD Group I: Oregon Housing and Community Services is providing 9% LIHTC, GHAP and OAHTC funding to Salem Housing Authority for the acquisition, rehabilitation and preservation of 84 units across 3 scattered sites in Salem. These units will serve residents with incomes between 40 and 80 percent of AMI with 84 units having Sec-8 project-based rental assistance.

SHA RAD Group II: Oregon Housing and Community Services is providing 4% LIHTC and OAHTC funding to Salem Housing Authority for the acquisition, rehabilitation and preservation of 54 units across 2 scattered sites in Salem. These units will serve residents with incomes at 40 percent of AMI with 54 units having Sec-8 project-based rental assistance.

Snowberry Brook II: Oregon Housing and Community Services is providing 9% LIHTCs, HOME, Gap and HTF to Housing Authority of Jackson County for the new construction of 71 total units in Ashland. These units will serve residents with incomes between 30 and 50 percent of AMI. 28 units will have project-based rental assistance.

Carnelian Pl & Phoenix Crossing: Oregon Housing and Community Services is providing 9% HOME, and HTF funding to Housing Works for the new construction of 48 units across 2 scattered sites in Bend. These units will serve residents with incomes between 30 and 60 percent of AMI with 24 units having Sec-8 project-based rental assistance.

Patriot Heights: Oregon Housing and Community Services is providing 9% LIHTCs, HOME, Gap and HTF to Umatilla County Housing Authority for the new construction of 53 total units in Stanfield. These units will serve residents with incomes between 30 and 50 percent of AMI.

HUD Action in 2019

In September, 2018, HUD announced an award of almost \$100 million in Mainstream Housing Choice Vouchers to 285 public housing authorities across the nation. These vouchers would provide rent assistance similar to Section 8 Housing Choice Vouchers. HUD stipulated the vouchers must assist households meeting criteria from specific population groups. OHCS made available to our subgrantees \$200,000 in state funds, which could be used to pay deposits, move-in fees, rent and utility arrears, and other charges standing in the way of a household's acceptance for housing. Eight subgrantees are participating in this program to help households with PHA vouchers address real barriers to obtaining housing.

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

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

- Individual Development Accounts, or IDAs, are matched savings accounts that build the financial management skills of qualifying Oregonians with lower incomes while they save towards a defined goal. IDA participants are building their financial capabilities and attaining assets that secure their futures and the futures of their children. To read more about the IDA initiative go to: <https://oregonidainitiative.org/overview/>.
- Oregon has fourteen approved lenders for its Residential Loan Program; also known as the Oregon Bond Residential Loan Program. This program provides competitive interest rates, which help eligible families, increase their home purchasing power and keep their

monthly house payments affordable. OHCS has been providing in person or electronic training and technical assistance to all approved lenders. OHCS continues to provide daily assistance to approved loan officers.

- Oregon supports home ownership by allocating funds to Homeownership Centers throughout the state. The Program helps low- and moderate- income families with pre-purchase homebuyer education, financial coaching, and pre-purchase homebuyer counseling and financial literacy education. Oregon currently has 16 Homeownership Centers; providing coverage in all of Oregon's 36 counties.
- The Housing Opportunities Assistance Program provides down payment assistance and closing cost administered by participating organizations for low- and very low-income families and individuals, with particular focus on underserved populations. The program is funded through the state's document recording fee. The program gives qualified buyers and Veterans who complete homebuyer education up to \$15,000 for a down payment and/or closing costs.

Though OHCS does not directly encourage public housing residents to engage in management, OHCS does play a role in this process. Public Housing Authorities (PHA) are required to go through a planning process called a PHA Plan and this plan is required to be consistent with the Consolidated Plan in its jurisdictional area (OHCS would cover Balance of state PHA's). During this PHA Plan process, PHA's are required to consult with a body called the Resident Advisory Board who is to review planned policy actions outlined by their local PHA in their PHA plan process. The OHCS role in this is to approve the local PHA Plans within the balance of state jurisdiction. One of the areas OHCS reviews is whether or not the PHA consulted with or attempted to consult with a Resident Advisory Board (RAB). Though the local PIH HUD Field Office also plays a role in this, OHCS can ask that the PHA do a better job of resident engagement if the local PHA does not effort to convene a RAB prior to signing off on Consolidated Plan consistency for that PHA.

Actions taken to provide assistance to troubled PHAs

There were two troubled housing authorities in 2019. While OHCS does not have an established relationship with PHAs to resolve outstanding issues, it has called out providing training and technical assistance resources to housing authorities as a recommended use of a portion of the available capacity building resources. These resources would be available to be programmed for these types of activities beginning in 2020, and are being recommended as part of the overall capacity building framework.

Other Actions (CR-35)

This section captures actions taken to remove or reduce 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.

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

Actions Taken to Remove Barriers to Affordable Housing 2019 Legislation:

Housing issues continue to be a major theme in the State of Oregon and the 2019 legislative session brought about historic levels of funding for housing and housing related programs. Under the leadership of Governor Kate Brown, OHCS entered the 2019 legislative session with a bold agenda to advance the Statewide Housing Plan and address needs across the housing spectrum from homelessness to stable rental housing to homeownership. The Oregon State Legislature answered the call with a historic investment of over \$336.5 million that will advance a coordinated response. In addition to increases in ongoing program the following housing related bills were enacted which removed barriers to affordable housing:

- [HB 2001](#) outlines regulations related to middle housing, including where middle housing is allowed and how it can be regulated. Cities are directed to update their land use regulations or amend comprehensive plans in order to encourage middle housing by June 30, 2021 or by June 30, 2022, with deadlines based on population.
- [HB 2003](#) directs OHCS, in consultation with the Department of Land Conservation and Development (DLCD) and the Department of Administrative Services, to develop a Regional Housing Needs Analysis (RHNA) methodology, complete an initial analysis and submit a legislative report with findings and recommendations. Cities with populations over 10,000 are directed to develop and adopt a housing production strategy, subject to approval by DLCD. DLCD, in consultation with OHCS, is directed to develop criteria to evaluate the housing production strategies. DLCD will provide technical assistance to cities.
- [HB 2423](#) adopts Small Home Specialty Code (SHSC) to regulate construction of homes not more than 400 square feet in size. The Low-Rise Residential Dwelling Code is

amended to provide that Small Home Specialty Code supersedes conflicting provisions of Low-Rise Residential Dwelling Code.

- [HB 3272](#) limits extension that Land Use Board of Appeals may provide petitioner whose objection to record is denied to 14 days from later of original deadline or date of denial. The Board is authorized to award attorney fees for motions filed without merit.
- [SB 8](#) requires Land Use Board of Appeals to award local governments and applicants their expenses and attorney fees against petitioners if affirming local government's approval of publicly supporting housing.
- [SB 534](#) requires local governments to allow single-family dwellings within urban growth boundary of city with population greater than 25,000 in residential lots platted and zoned for such uses.
- [HB 2949](#) authorizes governing body of county with population of more than 570,000 to set maximum dollar amount of \$25,000 or more, or dollar amount adopted by county, for total assessed value of all of taxpayer's manufactured structures taxable as personal property, below which such manufactured structures are not subject to ad valorem property taxation for assessment year.
- [SB608](#) limits landlord lease termination to just cause for leases of 12 months. The bill requires rent increase notice requirements of 90 days and caps rental increase amounts and limits increases to one time per year amongst other provisions.
- [SB 970](#) limits applicable screening criteria for residential landlords. The bill requires facility landlords to provide tenant handbook regarding rights in selling tenant's manufactured dwelling or floating home. The bill also requires landlord to allow tenant marketing manufactured dwelling or floating home for sale to sublease dwelling if landlord rents landlord's own units.

Fair Housing Services

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

Community Partnerships

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

Integrator Program

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

Collaboration with Department of Land Conservation and Development (DLCD)

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

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

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

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

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

Permanent Supportive Housing Institute

To address chronic homelessness and vulnerable populations, OHCS and OHA collaborated to create the Statewide Supportive Housing Strategic Workgroup (SSHSW) which concluded in early 2019. This collaborative effort resulted in a list of recommendations mostly focused on recommendations to expand Permanent Supportive Housing in Oregon and led to the 2019 Oregon Legislature providing \$50 M in Housing Capital and \$4.5 M in rental assistance. These resources are being utilized to stand-up PSH program. OHCS is currently contracting with the Corporation for Supportive (CSH) to provide training and technical assistance through a PSH Institute cohort of 10 PSH project teams which will conclude in early 2020 and anticipate having a second PSH Institute that will begin in late 2020.

The current iteration of the PSH Institute is an evolution from the SSHSW which built upon the Innovation Accelerator Program (IAP) that OHCS participated in along with Oregon Health Authority and Department of Human Services to looking at Long Term Support Services (LTSS) Housing Related Services and Partnerships track along with 7 other states. This effort was supported by HUD and administrated by Center for Medicare & Medicaid Services (CMS). OHCS continues to work on a housing and health workplan with the Oregon Health Authority through a Health Resources and Services Administration (HRSA) supported State Health and Housing Institute in which OHCS and OHA are participating with New York, Illinois, Texas, and Louisiana and will conclude in the Summer of 2020.

Veterans Work

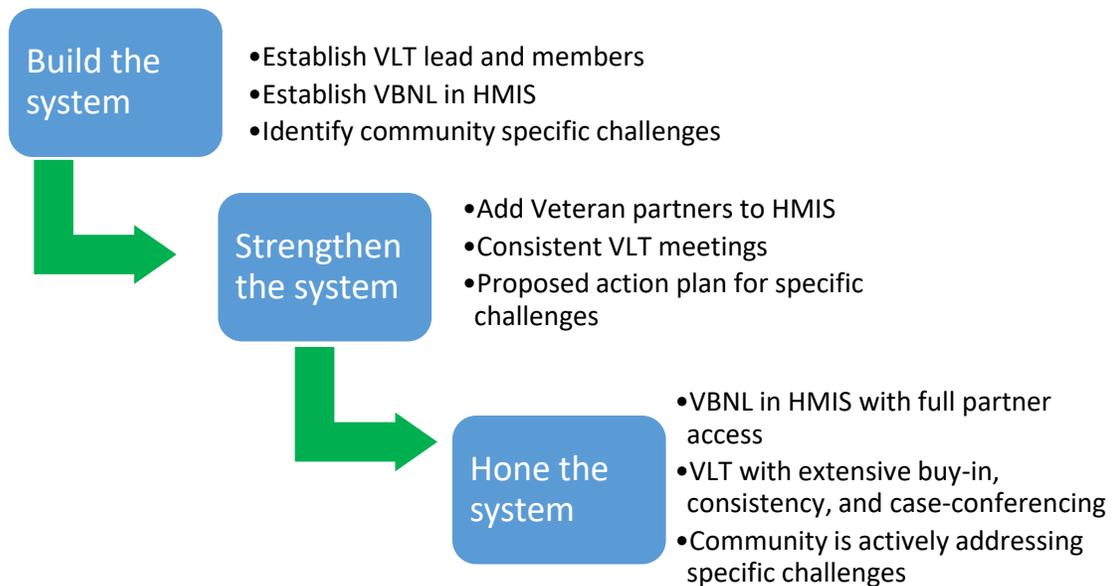
In 2018 Oregon Housing and Community Services (OHCS) in partnership with ODVA launched Operation Welcome Home (OWH). OWH was a nine-month campaign to assist ten communities in their work to house Veterans experiencing homelessness, establish a Veteran Leadership Team (VLT), and create a Veteran By-name List (VBNL). These goals derived from best and promising practices such as the [USICH criteria on ending Veteran homelessness](#), lessons learned from [states](#) who have ended Veteran homelessness, and [other](#) successful national campaigns to end Veteran homelessness. Lessons learned from that campaign will be the guiding principles for the next pieces of veteran work.

Guiding Principles:

- The United States Inter-agency Council on Homelessness standard for ending Veteran Homelessness is the pathway forward.
- The work has to be data informed and driven.
- Collaboration, partnerships, and urgency are the key to success
- Work needs to be community driven, supported, and based.

Assessment:

After OHCS and the communities identify needs and challenges, we will work together to map out specific topics for the communities and how to creatively utilize existing fund sources to fill gaps in the Veteran service system and move towards a more sustainable system. The graphic below illustrates levels where communities may be based on the needs assessment, in the work toward honing their Veteran service system.



Funding:

As called out in the Operation Welcome Home feedback, communities face unique challenges and need specific TA—where the provider invests time and energy in the community—and additional resources to bridge gaps and meet needs. Furthermore, as previously noted, OWH served ten communities, which exceeded OHCS and the TA provider capability to allocate the necessary time and resources to each community. To implement this strategy, OHCS will expect to utilize and allocate funds to each participating community to house Veterans, bridge service gaps, and build their Veteran service infrastructure. Participation in the work and access to funds will be competitive and will depend on meeting goals outlined in the community assessment and adherence to the Ending Veteran Homelessness Infrastructure. *The key is the funds are given directly to the communities and flexible in nature.*

Funding Examples:

- Communities participating in Built for Zero (B4Z) could use a grant of \$10,000 to stand up a program identified during that B4Z work. Examples but not limited to could be expanding or developing a property owner education, hiring outreach staff to better identify individuals experiencing homelessness, offering HMIS licenses to partner agencies on the Veterans Leadership Team.
- Communities not participating in B4Z work could get \$20,000 to work through areas identified in their individual community assessments. Examples but not limited to could include what was mentioned in the first bullet, along with hiring TA for developing local level support for the work, outreaching to other agencies, hosting meeting locations throughout the community, training staff on technology and or techniques to doing the work like Trauma Informed Care.

Implementation:

The infrastructure each community should work towards constructing is: 1) a robust VLT where all stakeholders have a seat at the table, 2) a detailed VBNL, 3) a standing meeting where the VLT utilizes the VBNL to case-conference Veterans in crisis, and 4) offer the most appropriate resource to each Veteran. This foundation will position communities to create a sustainable system to serve Veterans at risk of or entering into homelessness.

Addictions and Mental Health Planning and Advisory Council (AHMPAC) & Housing and Olmstead Subcommittee

The AHMPAC is a required governing board for the Substance Abuse and Mental Health Services Administration (SAMSHA) and also has oversight on state generated funds. Oregon Housing and Community Services' staff (OHCS Integrator) sit on this subcommittee. Duties include scoring housing development projects funded by OHA. The OHCS Integrator has provided 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 use disorder (SUD) and severe and persistent mental illnesses (SPMI) to access housing choice.

Oregon Rural Permanent Supportive Housing Peer Network

As a result of rural needs identified during the Statewide Housing Plan Process, OHCS established the Oregon Rural Permanent Supportive Housing Peer Network in 2018. This facilitated training convenes various development, service and non-profit oriented organizations that serve rural communities with the goal of identifying and eliminating barriers to PSH development in rural communities. Training was provided to 10 organizations and materials are disseminated to a broader audience so that practitioners can learn from each other on the facets of supportive housing development, property management, and service provision. This group has committed to a year-long process that includes three in-person events and webinars. This HUD's Rural Capacity Building Technical Assistance concluded in 2019 and are currently in conversation with working with Community Solutions (HUD TA provider) for more rural capacity building training around coordinated entry, PSH, and other items.

Agriculture Workforce Housing Facilitation Team

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

Connected to the AWHFT, OHCS is the contract administrator for the Oregon Agriculture Workforce Housing Study. The purpose of the study is to learn about the need for farmworker housing in Hood River, Marion, Morrow and Yamhill Counties, and learn how OHCS can best support housing for farmworkers. One important purpose of this study is to understand the housing needs of farmworkers, in order to create housing projects or programs that meet those needs. We anticipate being able to answer the following questions

1. What is the current state of the agricultural market in Marion, Yamhill, Hood River, and Morrow Counties, including conditions, cost, availability, etc?
2. Who are Oregon's farmworkers and what are the major factors that affect housing need such as income, family size, culture, background, season, etc?
3. What is the trust quantitative need for farmworker housing in Marion, Yamhill, Hood River, and Morrow Counties
4. Identify opportunities to overcome barriers to meeting agricultural worker and provide adequate farmworker housing in the four counties

Governor's Children's Cabinet and Early Learning

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

Raise Up Oregon Agency Implementation Coordination Team (RUOAICT)

OHCS staff have been key members of the Raise Up Oregon Agency Implementation Coordination Team (RUOAICT). The successful implementation of *Raise Up Oregon*, Oregon's Early Learning System Plan that charts a plan of action over the next 5 years, requires the spirit of cross-sector and cross-agency collaboration. The RUOAICT has been created in order to facilitate this work. The RUOAICT will work with the Early Learning Council, the Governor's Children's Cabinet, each of the involved state agencies and community partners to track *Raise Up Oregon* implementation, identify areas where greater collaboration and coordination is needed, identify emerging opportunities, facilitate collaboration across agencies and problem solve together to accomplish the objectives identified in *Raise Up Oregon*.

Build Early Convening

Connected to the work of the Children's Cabinet and the Raise Up Oregon Agency Implementation Coordination Team (RUOAICT), OHCS staff in partnership with Enterprise Community Partners, Inc, the Early Learning Division, Metro, Multnomah County, and Home Forward, convened over 85 partners in January 2020 to talk about what it takes to co-locate affordable housing with early childhood education centers. The Build Early Convening helped set the context on the need for co-location and provided participants the opportunity to hear from affordable housing developers, the business sector and childcare providers about best practices, challenges and solutions to developing co-located projects. Participants also heard from agency and philanthropic leaders about opportunities to leverage historic investments in housing and early childhood education, as well the potential to leverage funding through the Coordinated Care Organization funding process and philanthropic investments. Participants heard from panelists and also worked together in small groups to talk about what's possible, and to identify policy, technical assistance and funding solutions needed to support co-location.

Homeless Youth Advisory Council (HYAC)

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

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

Manufactured Communities Resource Center

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

HOPWA Partnerships

The OHOP program collaborates closely with other program partners. While the primary housing need for persons living with HIV/AIDS in Oregon's Balance of State continues to be long-term rental assistance, the OHOP Formula program assures appropriate supportive services through the leveraged Ryan White Program and through funds provided by Oregon Housing and Community Services, Energy Assistance Program. In 2019, the Ryan White program contributed the majority of leveraging with over \$392,934. Clients receiving OHOP Formula funded TBRA in 2019 received:

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

Actions taken to address obstacles to meeting underserved needs

The research performed for the 2016-2020 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, meaning more accessible units are needed to allow seniors and people with disabilities to live independently. This section describes some of the actions taken by Oregon in 2019 to address obstacles to meeting the needs of Oregon's underserved populations.

Program Funding

In addition to the funding sources outlined in the Consolidated Plan (HOME, Housing Trust Fund, ESG, HOPWA & CDBG) the State of Oregon funds and administers a number of programs designed to supplement Consolidated Plan Programs or fill in gaps in order to reach underseved communities and individuals. Some of the major 2019 programs include:

- After funding The Local Innovation and Fast Track (LIFT) Program with 80 million dollars in state resources in 2018, the Oregon Legislature provide 150 million dollars in the 2019-2021 biennium to provide rental housing to families earning at or below 60% of the area median income (AMI) and to homeownership families earning at or below 80% of the AMI.

- The Oregon legislature provided 54.5 million dollars towards the development of Permanent Supportive Housing coupling these dollars with both state rental assistance dollars and wrap around supportive services.
- The Land Acquisition Program made available 2.5 million dollars in state funding to provide loans for eligible organization to purchase property for future development of low income housing.
- The General Housing Account Program utilizes the State of Oregon's document recording fee to provide development and capacity building funding to Veteran's and low income housing.
- The Low Income Housing Tax Credit (LIHTC) Program which includes the competitive 9% tax credit and the non-competitive 4% tax credit is a federally approved development program that serves families up to 60% of the AMI and is often used in conjunction with HOME and HTF programs.
- The Oregon Housing Affordable Housing Tax Credit Program is a state approved tax credit that provides a reduction in rental rates for households at or below 80% of the AMI.
- The Agriculture Workforce Housing Tax Credit provides a state tax credit for the purpose of construction or rehabilitation of farmworker housing. Projects benefitting from this tax credit must assist persons that perform temporary or permanent labor for defined agricultural purposes.
- In 2019, the Oregon Legislature provided over 70 million dollars to fund homeless services programs including the Emergency Housing Account and the State Homeless Assistance Program to enable community service providers to augment and increase shelter and emergency housing capacity.

Statewide Housing Plan

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

Training and Technical Assistance

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

HSS is committed to hosting in-person meetings twice each year for subgrantee program coordinators. In 2019, meetings were held on April 9 – 10 and October 22 – 23. The April meeting location was Salem. Subgrantees were invited to bring staff from their subrecipient agencies. The October meeting was in Woodburn. Some of the topics presented at both convenings included Trauma Informed Care, Community Capacity Building, Coordinated Entry, and Equity and Racial Justice.

OHCS realizes the importance of having complete and accurate data when undertaking strategic planning. OHCS has two staff dedicated to training subgrantee employees to effectively use HMIS. Additionally, these staff take other opportunities as needed to ensure the data provided to OHCS by our subgrantees is complete and without errors. They also work to ensure both OHCS and our subgrantees fully access the capabilities of our HMIS system.

Actions taken to reduce lead-based paint hazards

The State of Oregon requires all applicants and subgrantees, including affordable housing projects, developers and service providers, to conduct all related work and deliver all related services in accordance with the Lead Based Paint Poisoning Prevention Act and 24 Code of Federal Regulation (CFR) 570.487(c). Grant recipients, subgrantees, applicants, project owners, and any others who apply for, or receive HUD funding, must certify compliance with all applicable lead-based paint (LBP) requirements as a part of their contracts and agreements. In addition, department staffs have opportunities to continue their LBP education by attending HUD sponsored trainings on healthy homes, LBP rules, repairs, and technical assistance.

Community Development Block Grants (CDBG)

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

potential hazards of LBP. Grant recipients must keep documentation of the notifications in their local project file.

HOME Investment Partnerships Program (HOME)

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

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

The HOME Program multifamily property portfolio does not currently include any projects with hazards of lead based paint. 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. Oregon Housing and Community Services' compliance officers determine if monitoring for LBP is required and, if necessary, implement, or advise property owners of monitoring requirements.

HOME Tenant Based Rental Assistance (HOME TBRA)

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

Emergency Solutions Grant Program (ESG)

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

Housing Opportunities for Persons With AIDS (HOPWA)

The OHOP program has been successful in meeting its technical assistance needs through the local HUD/HOPWA project officer and through the HUD Exchange website. Technical assistance needs include: consultation regarding application of HOPWA regulations in development and implementation of program policies and procedures, training and incidental consultation regarding HOPWA reporting, and program planning and capacity development.

Actions Taken to Reduce the Number of Poverty-Level Families

Community Development Block Grants (CDBG)

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

HOME Investment Partnerships Program (HOME)

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

Housing Opportunities for Persons with AIDS (HOPWA)

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

Emergency Solutions Grant Program (ESG)

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

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

Essential services that help participants move out of poverty:

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

Actions taken to develop institutional structure

Oregon's institutional delivery structure system's strengths are through collaboration and coordination with our partners. Oregon has a very strong Continuum of Care network of Community Action agencies, food pantries, shelters, and health providers. The Oregon Housing Stability Council and the Community Action Partnership of Oregon are key partners that work to ensure a statewide continuum of outreach, shelter, housing and services for persons experiencing homelessness, special needs populations, and extremely low-income households.

The Oregon Health Authority (OHA) and Oregon Housing and Community Services (OHCS) collaborated to sponsor a Statewide Supportive Housing Strategy Workgroup. The workgroup advised OHA and OHCS on key program and policy considerations and developed an

implementation framework to support the housing services and health service needs of homeless individuals or individuals at risk of homelessness. The workgroup leveraged legislative, local, and state agency (OHA and OHCS) investments to develop strategies for increased supported and supportive housing capacity across the state.

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

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

In January 2017, The Association of Oregon Counties and the Oregon Criminal Justice Commission (CJC) joined in a strategic partnership with 15 Oregon Counties to hire six regional public safety coordinators. The coordinators work with all public safety stakeholders in each county through the Local Public Safety Coordinating Councils. The role of the Coordinator is to support collaboration in planning and developing improvements in the county's criminal and juvenile justice systems; and reduce crime and recidivism in the county. Oregon Housing and Community Services' Integrator met with the six Coordinators in early 2017, and continued working with each Coordinator when housing was identified as an issue at the Councils.

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

"The Oregon Department of Human Services (DHS) and Oregon Housing and Community Services (OHCS) collaborate to deliver funds through the Housing Stabilization Program and the TANF Housing Pilot Program. Both programs address housing stabilization needs of families

receiving Temporary Assistance for Needy Families (TANF) and those that are TANF eligible. DHS and OHCS continue to develop the framework and services needed to support families with short-term financial assistance as well as connect them to long-term, leveraged resources and housing case management that will assist them in obtaining affordable, stable, long-term housing. DHS and OHCS work together with service providers, landlords and property owners to identify community barriers to housing access and strengthen the community's capacity to address these barriers across the state."

Actions taken to enhance coordination between public and private housing and social service agencies

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

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

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

Migrant farmworker and Hispanic services are provided through a member of the CAA network who works closely with Hispanic families to provide advocacy, employment training, housing and other social services. Additionally, the CAAs are active participants in their local and regional homeless Continuums of Care (CoC). Four of Oregon's CoCs have CAAs as their applicant agency. The balance of state has the CAA's association, Community Action Partnership of Oregon (CAPO), as their applicant agency. The remaining two CoCs have community action staff engaged in the governance structure. This strong engagement with

continuums provides another avenue for developing strong partnerships with homeless and housing providers including, Public Housing Authorities (PHA), Community Development Corporations (CDCs), domestic violence providers, Coordinated Care Organizations (CCO), and state, county and local social, health and education service providers.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice

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). The plan details the actions Oregon prepared to focus on over the 2016-2020 Consolidated Plan period.

The 2019 FHAP Report outlines the actions Oregon took in 2019 to address the research findings and impediments identified in the AI. Oregon's 2019 FHAP Report is included as Attachment B of this plan.

The 2016-2020 FHAP is included as Section VIII of the [2016-2020 Analysis Of Impediments to Fair Housing Choice](#).

Monitoring (CR-40)

The following section describes the standards and procedures used to monitor activities carried out in 2019 in furtherance of the 2016-2020 Consolidated Plan, and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

Community Development Block Grant (CDBG)

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

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

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

The IDIS 11.4 release "flagged" projects are considered by HUD to be behind schedule or slow moving projects. Business Oregon developed remediation plans for these projects. The plans

were then submitted to HUD for approval. When a proposed remediation plan was not approved by HUD, Business Oregon worked with HUD to either develop a revised remediation plan, or to determine the next action that needed to be taken for that project. The IDIS PR59 report, "CDBG Activities at Risk Dashboard", provides the most recent list of flagged projects. The PR-59 report is available from Business Oregon upon request.

During 2019, Business Oregon monitored nine CDBG projects where any findings and concerns were found to be minimal. And any findings and concerns were fully addressed by the applicable recipients as recorded in the Findings Cleared letter.

HOME Investment Partnerships Program (HOME)

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

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

Onsite property reviews were conducted throughout the period of affordability to determine if the property met the appropriate property standards and to verify that owners submitted appropriate information regarding rent, occupancy, and unit mix. Properties were inspected in accordance with HUD regulations and the Uniform Physical Conditions Standards (UPCS). The first onsite inspection for newly funded properties occurred within 12 months of a project's completion. Ongoing monitoring frequency was based on a risk assessment of each individual property to determine if the ongoing inspections (physical and/or file review) would occur every one, two, or three years. If any deficiencies were identified for inspectable items, a follow-up onsite inspection was conducted, or documentation was requested to verify that the finding had been satisfactorily addressed. Health and safety deficiencies identified during

inspections were required to be corrected immediately (within 24-72 hours of the date of inspection). Properties identified with health and safety deficiencies were put on a more frequent inspection schedule. For properties with one to four units, the inspectable items for each building with HOME-assisted units, and 100 percent of the HOME units, were inspected. For properties with more than four HOME-assisted units, the inspectable items for each building with HOME-assisted units and at least 20 percent of the HOME-assisted units in each building, but not fewer than four units in each property, and one HOME-assisted unit in each building were inspected.

In addition to the site and file inspections, a comprehensive desk audit was completed for each HOME property. These compliance desk audits verified the owner's compliance through the required annual Certification of Continuing Program Compliance (CCPC) process. By certifying compliance, owners certified that HOME-assisted units complied with program regulations. Owners were required to maintain records that demonstrated compliance through submission of a HOME monitoring report via the CCPC, at the time of inspection, or when it was requested by a compliance analyst. Owners of HOME-assisted units, or their representatives, were required to perform annual inspections of the units. Individuals at each property, responsible for HOME compliance and performing site inspections, applied the required property standards of HUD and HOME program regulations as well as OHCS handbooks and memorandums as guidance.

As noted in the previous section on actions taken to reduce lead-based paint hazards, properties constructed prior to 1978 may be subject to requirements for assessment, evaluation, and mitigation of lead-based paint. Compliance analysts have been trained in lead-based paint guidelines to determine if monitoring for lead-based paint is required. If necessary, compliance analysts implemented, or advised property owners of monitoring requirements. Property owners were required to establish initial and ongoing tenant eligibility using the current HUD Handbook 4350.3 REV-1 for income and asset calculation methods, in combination with HUD's published annual income and rent limits. Oregon Housing and Community Service' compliance analysts reviewed at least 20% of the tenant files for those tenants living in HOME-assisted units. File audit standards adhered to are detailed in 24 CFR Part 5. Additional HOME compliance expectations and guidance are written in the OHCS HOME Compliance Manual located on the OHCS website.

Additional support for owners and management agents was provided through training by OHCS. OHCS offered trainings at conferences and other large industry meetings. Small group trainings were held for partners that were noted to need additional guidance. Compliance

analysts also provided additional one-on-one training to agents during property inspections, as needed.

HOME Tenant Based Rental Assistance (TBRA)

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

Housing Opportunities for Persons with AIDS (HOPWA)

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

HOPWA Monitoring Activities Table

Activity	Description/Process
Monthly Financial Tracking Review	OHOP program management met monthly with the program Financial Operations Analyst to review individual grant expenditures to date and rate of spending. When needed and allowable adjustments were authorized.
IDIS Draw and Review	Centralized State accounting staff initiated draws from the Integrated Disbursement and Information System (IDIS) which were reviewed by program financial staff prior to submission. Draws typically occurred monthly, but at a minimum were done once a quarter.
Annual Client File Review and Quality Management Report	A Client File Review was conducted annually using a tool developed by the program which includes questions from the HOPWA monitoring standards, program policy and procedures and other applicable HUD regulations. An annual client file review summary report was prepared and presented to staff. Action plans for resolution were developed when applicable.
Program Evaluation	Program evaluation was conducted periodically and included information related to housing stability for people living with HIV in the State. Evaluation reports can be found at the following link: http://www.oregon.gov/oha/PH/DISEASESCONDITIONS/HIVSTDVIRALHEPATITIS/HIVCARETREATMENT/Pages/reports.aspx

	<p>Client satisfaction surveys for Case Management were distributed in 2017 and evaluated in 2018, results are available upon request. In early 2019, HIV Community Services hired a Data Analyst who has been working with OHA's Program Design and Evaluation Section, to enhance our client satisfaction and program evaluation efforts. In coordination with these efforts, an OHOP client satisfaction survey will be conducted in late spring and early summer of 2020. Analysis of these surveys will be completed in Fall, 2020.</p>
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Emergency Solutions Grant (ESG)

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

Citizen Participation Plan:

This section describes the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

A 15 day public comment period was provided for the 2019 CAPER, and plan attachments. Notice of the public comment period was published in Oregon newspapers of general circulation, distributed by email to interested parties, and posted on the OHCS website in compliance with Oregon's 2016-2020 Citizen Participation Plan. There was one public commenter making several comments. The public comment period ran from April 15, 2020 through April 30, 2020. These comments can be found in attachment D of this submission.

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

The following section specifies the nature of, and reasons for, any changes in the jurisdiction's CDBG program objectives and indicates how the jurisdiction changed its program as a result of its experiences.

CDBG activities that have had a substantial impact on identified needs are the public works activities and community facility activities which were identified as high priority projects in the 2016-2020 Consolidated Plan. Forty eight percent (39%) of the CDBG funds awarded in 2019 were for Community Facilities projects that will benefit 2,435 persons, forty three percent (28%) for Public Works projects will benefit 7,115 persons and eight percent (31%) of the CDBG funds awarded in 2019 were for housing rehabilitation projects that will benefit 327 persons and rehabilitate 100 housing units. Refer to Table's I, V and VI for more details.

The indicators for CDBG need are identified by the type and number of applications received for funding in 2019. Based upon the number of applications received public works, community facilities and housing rehabilitation are of the highest need. Oregon funded:

- 5 public works projects
- 3 community facility projects;
- 6 housing rehabilitation projects and,
- 2 microenterprise project

The state obligated its Program Year 2019 funds for activities in accordance, as much as possible, with the targets set in the *2019 Annual Action Plan for the Oregon Consolidated Plan*.

The state exceeded the annual allocation funding targets in the following category:

- Public Works: Target was to assist 2 system per year and during 2019 the state assisted 5 system benefiting 5 different geographical communities
- Housing Rehabilitation: Target was to assist at least 100 housing unit per year and in 2019 the state has rehabilitated 137 housing units.
- Micro-Enterprise Assistance: Target was to assist at least 100 Micro-entrepreneurs, for 2019 the state has successfully reach the set target.
- Community Facilities: Target set was to assist 3 facilities, and this year, we, indeed, assisted the set amount.

During 2019 Business Oregon went through a rigorous continuation of the organization restructuring in which the agency is moving towards a more focused regionalized service model that broke down the silos between Business and Infrastructure part of the Agency. Early 2019

CDBG team lost our Program Manager and didn't get any replacement until mid of the year and the agency was in the transition mode until the end of the year. New personnel are assuming their newly adjusted position in which not allowing sufficient time to work with potential applicants and develop projects to be moving to ready to proceed condition.

This year we are stabilizing the implementation of changes that was done in 2018. It was the first year where an overhaul of CDBG program delivery was fully implemented. Within that year the State implemented a new e-application platform, a new application scoring system, a new formation of project type that we fund (splitting design only vs. construction only)

Since 2012, regardless of these barriers the state is still seeing an increase in demand for the CDBG program. As we speak, the State is seeing the number of projects and potential applicants that move forward in the past couple of months indicating interest to move forward for CDBG funding in the upcoming application round which will start in February until the end of April and then again in July and end in September 30, 2020.

The state's CDBG program continues to alleviate the effects of the economy by creating jobs, assisting microenterprises, improving infrastructure, providing housing rehabilitation, and constructing essential community facilities. The primary obstacle in successfully addressing the demands remain in the lack of funding. Federal and state funding are simply not enough to meet demand, even when coordinating funding for infrastructure projects with other agencies such as the US Department of Agriculture's Rural Utility Service, Oregon Department of Environmental Quality, the Environmental Protection Agency, the lottery funded Special Public Works Fund and Water/Wastewater Financing Program and others.

HOME Investment Partnerships (HOME) (CR-50)

The following section describes the standards and procedures that Oregon used to monitor activities carried out in furtherance of the plan and to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

In 2019, OHCS physically inspected a total of 127 HOME funded properties and 595 HOME-assisted units. All properties required and scheduled for inspection were inspected by the agency during the year. During the scope of the physical inspections approximately 1,106 Uniform Physical Condition Standards (UPCS) violations and 133 Health and Safety Violations were noted and reported to the owners or agents of the subject properties. All but two (2) of the properties corrected the noted violations within the allotted amount of time (24 hours to 30 days depending on the violation). These properties are being closely monitored to make sure that the follow-up plan submitted is being adhered to. One property needs exterior paint throughout the property's exterior and handrails, however, being located in Central Oregon presents a challenge due to weather conditions in colder months. The second property has had some difficulty to remedy their bed bug situation. OHCS continues to work with the HA on this issue.

Of the 1,106 total UPCS violations noted in 2019, the most common violations identified were stove burners inoperable, auxiliary lights inoperable/damaged/missing, damaged walls, damaged/missing interior doors, damaged refrigerator seals, overgrown vegetation from exterior siding or roof of buildings, missing or inoperable sink pop-ups, sink hardware is leaking or sink has slow drain, missing/damaged window screens, peeling paint, and damaged/parts missing of gutters.

Of the 133 total Health and Safety (H&S) violations noted in 2019, the most common violations identified were inoperable Ground Fault Circuit Interrupters (GFCIs), inoperable smoke detectors, blocked egress, expired fire extinguisher tags, broken thermos seals in windows, flammables stored in oven, and blocked heaters.

During 2019, property file reviews and desk audits for 121 properties were reviewed with 550 files reviewed. Of the 550 files, 954 file findings were found with the most common program findings being missing or incomplete student status forms, missing Violence Against Women Act (VAWA) information, HOME Lease Compliance form is missing or incomplete,

incomplete/missing verifications, and general income or asset calculation errors as well as confusion involved when determining rent for voucher holders.

In 2019 OHCS provided 4 one-on-one trainings to partners identified as needing additional training. OHCS also participated in 1 large industry training through Oregon Affordable Housing Management Association (AHMA), which had an attendance of 70-80 people.

Appropriate use and timely spending of HOME TBRA funds is tracked monthly for all subgrantees. Subgrantees submit a spreadsheet of each month's activity. Each monthly spreadsheet must be approved before OHCS will authorize payment. If the spreadsheet is incorrect or the amount of the request for payment does not match the spreadsheet total, the payment request will be rejected. Through this process, OHCS also identifies subgrantees that lag behind with their submissions and/or draw requests. During 2019, two agencies had repeated difficulty making timely submissions; and a third agency did not receive a 2019 allocation because they didn't meet submission standards. Over the year, OHCS staff made one or more site trips to each of the three subgrantees to provide training and will continue to monitor the subgrantees' progress during 2020.

Assessment of the affirmative marketing actions for HOME units

All projects funded through OHCS are required to submit Affirmative Fair Housing Marketing (AFHM) plans to ensure the affirmative marketing of available units. Oregon Housing and Community Service establishes AFHM expectations within the program compliance manual. Staff reviews the AFHM plan before it is implemented and requires that it is updated at least once every five years. In addition, if projects are having issues with vacancy, the plan is revisited to identify additional actions that could be expanded on to equitably reach the market. Failure to correct all non-compliance could result in increased monitoring and reporting requirements, extension of the affordability period, repayment of the HOME grant or loan, or other legal remedies and may also affect the Owner's eligibility for future financing from OHCS under any or all of its programs. Further, OHCS may require the management agent be replaced. Data on the amount and use of program income for projects, including the number of projects and owner and tenant characteristics. At the end of 2019, OHCS added a full time staff position that is dedicated to the pursuit of the enhancement of Minority and Women owned and Emerging Small Business activities. OHCS believes that this dedicated position will improve upon the current process and policy associated with the implementation, capacity and monitoring of affirmatively marketing HOME activities.

Data on the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

In 2019 OHCS received a total of \$26,266 in HOME Program Income. These funds will be allocated to a HOME funded project during 2020.

Other actions taken to foster and maintain affordable housing; including the coordination of LIHTC with the development of affordable housing

Oregon Housing and Community Services (OHCS) is placing a greater emphasis on strategic planning and the way we invest our resources. In early 2019 OHCS expects to release *Breaking New Ground: Oregon's Statewide Housing Plan* which identifies six priority areas the agency will focus on over the next 5 years. These six priorities include Equity and Racial Justice, Homelessness, Permanent Supportive Housing, Affordable Rental Housing, Homeownership, and Rural Communities. All six priorities will require enhanced coordination efforts but the priorities of Homelessness, Permanent Supportive Housing and Rural Communities are particularly reliant on an elevated level of coordination between public and assisted housing providers and private and governmental health, mental health and service agencies.

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

The table below reports the 2019 goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance payments		
Tenant-based rental assistance	60	78
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds		
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds		
Total	60	78

Table 14 – HOPWA Number of Households Served

The HOPWA program exceeded the goal for 2019 and assisted 78 households with tenant based rental assistance. Increasing client access to, and engagement in, HIV/AIDS care and support is one of the primary goals of the OHOP program. Clients served with HOPWA housing assistance under the 2019 OHOP Formula grant continued to achieve very high levels of housing stability and reduced risks of homelessness. All outcomes (including leveraged services) were assessed directly from client-level service utilization data obtained through collaboration with the Ryan White Program (including the AIDS Drug Assistance Program), HIV/AIDS surveillance system, and LIHEAP program database.

CR-56 - HTF 91.520(h)

Oregon Housing and Community Service offered 2016, 2017 and 2018 HTF funding in the 2018 HOME and LIHTC Notice of Funding Availability (NOFA). In 2019 HTF money was also offered in a NOFA with HOME and LIHTC funding availability. Eight HTF assisted projects have received awards. The following Table 15 will be completed in the year that the HTF projects are constructed and the HTF units are leased to eligible tenants. All HTF assisted units are restricted at 30% AMI.

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

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

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

Emergency Solutions Grant (ESG)(CR-60)

ESG Supplement to the CAPER *in e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

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

ESG Contact Name

Prefix	Ms.
First Name	Vicki
Middle Name	R
Last Name	Massey
Suffix	0
Title	ESG Program Manager

ESG Contact Address

Street Address 1	725 Summer St NE Ste B
Street Address 2	0
City	Salem
State	OR
ZIP Code	97301-
Phone Number	5039862146
Extension	0
Fax Number	0
Email Address	Vicki.Massey@oregon.gov

ESG Secondary Contact

Prefix
First Name
Last Name
Suffix
Title
Phone Number
Extension

Email Address

2. Reporting Period—All Recipients Complete

Program Year Start Date 01/01/2019
Program Year End Date 12/31/2019

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

Subrecipient or Contractor Name: COMMUNITY ACTION TEAM
City: St Helens
State: OR
Zip Code: 97051, 1708
DUNS Number: 039792635
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 97532

Subrecipient or Contractor Name: ACCESS
City: Medford
State: OR
Zip Code: 97501, 0188
DUNS Number: 082625914
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 144174

Subrecipient or Contractor Name: MID-COLUMBIA COMMUNITY ACTION COUNCIL
City: The Dalles
State: OR
Zip Code: 97058, 2208
DUNS Number: 930555518
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 30216

Subrecipient or Contractor Name: COMMUNITY ACTION PROGRAM OF EAST CENTRAL OREGON

City: Pendleton

State: OR

Zip Code: 97801, 3060

DUNS Number: 943060985

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 42905

Subrecipient or Contractor Name: COMMUNITY CONNECTION OF NE OREGON

City: La Grande

State: OR

Zip Code: 97850, 5267

DUNS Number: 930575647

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 29501

Subrecipient or Contractor Name: COMMUNITY IN ACTION

City: Ontario

State: OR

Zip Code: 97914, 2468

DUNS Number: 829724447

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 26409

Subrecipient or Contractor Name: UCAN

City: Roseburg

State: OR

Zip Code: 97470, 1034

DUNS Number: 012168118

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 181780

Subrecipient or Contractor Name: CSC

City: Albany

State: OR

Zip Code: 97321, 2299

DUNS Number: 182579008

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 168268

Subrecipient or Contractor Name: LCHHS

City: Eugene

State: OR

Zip Code: 97401, 1100

DUNS Number: 030786248

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 292613

Subrecipient or Contractor Name: MWVCAA

City: Salem

State: OR

Zip Code: 97301, 4520

DUNS Number: 076427962

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 241237

Subrecipient or Contractor Name: NIMPACT

City: Redmond

State: OR

Zip Code: 97756, 7133

DUNS Number: 167358571

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 132920

Subrecipient or Contractor Name: ORCCA

City: Coos Bay

State: OR

Zip Code: 97420, 2976

DUNS Number: 039214416

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 77252

Subrecipient or Contractor Name: KLCAS

City: Klamath Falls

State: OR

Zip Code: 97601, 1136

DUNS Number: 623590754

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 52991

Subrecipient or Contractor Name: CAO

City: Hillsboro

State: OR

Zip Code: 97123, 3822

DUNS Number: 071819999

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 83327

Subrecipient or Contractor Name: YCAP

City: McMinnville

State: OR

Zip Code: 97128, 8190

DUNS Number: 014109474

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 63122

Subrecipient or Contractor Name: MULTCO

City: Portland

State: OR

Zip Code: 97204, 1810

DUNS Number: 030784888

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 123146

Subrecipient or Contractor Name: OREGON HOUSING AND COMMUNITY SERVICES

City: Salem

State: OR

Zip Code: 97301, 1266

DUNS Number: 809580293

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Unit of Government

ESG Subgrant or Contract Award Amount: 94053

Persons Assisted (ESG)(CR-65)

Oregon Housing and Community Service' subgrantees track in a Homeless Management Information System (HMIS) database all client data and ESG services provided, as required by HUD. Oregon Housing and Community Service instructs subgrantees to report quarterly the demographic data and information about type of services provided to households participating in the subgrantees' state and federal homeless programs. Additionally, at the end of the calendar year all subgrantees must submit data to OHCS about all Emergency Solutions Grant (ESG) activity that has occurred during the year. These ESG activities are detailed in the Sage Report included as Attachment A of this plan.

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

8. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	122,600
Total Number of bed-nights provided	94,534
Capacity Utilization	77.11%

Table 15 – Shelter Capacity

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

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

The goal for the first measure is that 30 percent of all persons exiting the subgrantees’ programs for homeless persons, exit to permanent housing. Actual data for 2019 shows 42 percent of clients exiting the ESG program resided in permanent housing at the time of exit.

The second goal is 80 percent of all persons exiting to permanent housing remain in permanent housing six months after leaving the homeless services programs. Of persons in permanent housing at exit from all Homeless Services programs, 92 percent were still in their housing six months later.

ESG Expenditures (CR-75)

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Expenditures for Rental Assistance	11,911	100,712	69,217
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	29,175	8,185
Expenditures for Housing Relocation & Stabilization Services - Services	0	93,062	47,385
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	97,834	21,264
Subtotal Homelessness Prevention	11,911	320,783	146,051

Table 16 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Expenditures for Rental Assistance	17,100	118,652	27,666
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	50,546	8,217
Expenditures for Housing Relocation & Stabilization Services - Services	0	152,568	41,889
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	202,831	53,262
Subtotal Rapid Re-Housing	17,100	524,597	131,034

Table 17 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Essential Services	0	51,524	18,123
Operations	0	165,974	46,204
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	0	217,498	64,327

Table 18 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
HMIS	9,213	81,552	7,627
Administration	2,854	114,600	5,621
Street Outreach	2,172	73,483	14,610

Table 19 - Other Grant Expenditures**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2017	2018	2019
\$1,705,033	43,250	1,332,513	369,270

Table 20 - Total ESG Funds Expended**11f. Match Source**

	2017	2018	2019
Other Non-ESG HUD Funds	0	108,264	140,657
Other Federal Funds	0	0	0
State Government	0	402,534	249,233
Local Government	0	72,625	151,796
Private Funds	0	172,026	173,872
Other	0	0	0
Fees	0	0	0
Program Income	0	142	0
Total Match Amount	0	755,591	715,558

Table 21 - Other Funds Expended on Eligible ESG Activities**11g. Total**

Total Amount of Funds Expended on ESG Activities	2017	2018	2019
3,216,182	43,250	2,088,104	1,084,828

Table 22 - Total Amount of Funds Expended on ESG Activities

Reported ESG match continues to be less than 100% of the grant amount. ESG match data is reported to OHCS by subgrantees on a supplemental manually completed spreadsheet. Reported data may not be accurate due to the way subgrantees manually track match dollars. As OHCS works with our subgrantees to improve HMIS data quality, attention will also be given to more precise collection of match spending.

ATTACHMENTS

PROGRAM REPORTS

- A. 2019 Sage Report (CR-65 ESG Person Assisted)

FAIR HOUSING ACTION PLAN REPORT

- B. Oregon Fair Housing Action Plan 2019 Report

ANNUAL PERFORMANCE REPORTS

- C. 2019 CDBG PER

CITIZEN PARTICIPATION

- D. Citizen Participation Comments

OHCS Project Inspections

- E. OHCS Project Inspection & File Review List