

# 2024 Consolidated Annual Performance and Evaluation Report (CAPER)

## State of Oregon

Oregon Housing & Community Services

Oregon Health Authority

Business Oregon



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# 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 2024 Consolidated Annual Performance Report (CAPER) is the first reporting document for Oregon's 2021-2025 Consolidated Plan period. The report describes and evaluates how the State of Oregon invested formula and CARES Act funds received from the U.S. Department of Housing and Urban Development (HUD) to meet Oregon's affordable housing and community development needs from January 1, 2024, through December 31, 2024.

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

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

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

## Oregon Housing and Community Services (OHCS)

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

## Business Oregon

- Community Development Block Grant (CDBG)

## Oregon Health Authority (OHA)

- Housing Opportunities for Persons with AIDS (HOPWA)

## Goals and Outcomes (CR-05)

The Consolidated Annual Performance and Evaluation Report (CAPER) is submitted to the U.S. Department of Housing and Urban Development (HUD) to provide a summary of the program years performance for the five formula grants; Community Development Block Grants (CDBG), HOME Investment Partnership Program (HOME), Emergency Solutions Grant (ESG), National Housing Trust Fund (HTF) and Housing Opportunities for Persons with AIDS (HOPWA), against the objectives set out in the strategic plan section of the 2021-2025 Consolidated Plan, and the 2024 Annual Action Plan which is embedded into the Consolidated Plan. The primary HUD goals for the use of these program funds is to provide decent housing, create suitable living environments and expand economic opportunities. Additional resources for the Emergency Solutions Grant (ESG), the Community Development Block Grant (CDBG) and Housing Opportunities for Persons With HIV/AIDS (HOPWA) have been allocated to State of Oregon agencies by HUD in compliance with the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136. The CARES Act is a federal response to the declared COVID-19 pandemic. These funds were introduced in the 2019 Amended Annual Action Plan as ESG-CV, CDBG-CV, and HOPWA-CV. On November 1, 2021, HOME-ARP funds were provided, and the 2021-2025 Consolidated Plan was amended and submitted and approved on June 13, 2023.

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

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

In 2024, top priority needs for the CDBG program included public works, community facilities, and housing. Priority needs were based on responses and information received through public outreach and consultation with advocacy groups, non-profit partners, and topical research. Oregon placed an emphasis on a project's readiness to proceed and the party's capacity to move forward with a well-developed project.

The indicators for CDBG needs are identified by the type and number of applications received for funding in 2024. Based upon the number of applications received public works, community facilities and housing rehabilitation are of the highest need. Oregon funded:

- 7 public works projects
- 4 housing rehabilitation projects
- 2 Community Facilities projects
- 1 Community and Economic Development projects

The State remains in the midst of an effort to address the issue that the local communities are undergoing local capacity strains. Stemming from turnover of local staff, and shift in local priorities and capacity. New bills has been presented to deploy such assistance during each legislative session.

**CDBG CV**

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

In 2024, the State has obligated 99% of the CDBG CV funding and expended over 90% of it. The State is anticipating being able to further and fully implement and expend by July of 2026.

### CDBG CV Allocation Chart

CDBG CV Allocation Chart Goal	Category	Funding		Outcome					
		Source	Amount	Indicator	Goal Performance	Expected Based on project awarded	Actual based on closed project as of 12/31/2024	Unit of Measure	Percent complete
Covid Impact Assistance	LMI -Person (LMA)/ LMC	CDBG CV - Covid 19 Impact Assistance	\$5,749,046	Public Facility/ Infrastructure activities other than LMI-H	10,000	95,386	4,231	people	435%
				Public Services	5,000		51,673	People	1033%
				Homelessness Prevention	600	100	103	People	103%
Economic Development Assistance	LMI-Person	CDBG CV - Small Business/ Microenterprise Assistance	\$15,699,273	Jobs created/ retained	2,000	592	592	Jobs	33%
	LMC-MC/ LMJ			Business Assisted	250	80	-	Businesses	16%
Housing Related Assistance	LMI-Housing	Housing Rental/ Utility Assistance	\$2,770,983	Rental /utility Assistance	940		966	Head of household	103%
				Mortgage/ utility assistance	117			Household	0%
				Homeowner Housing Rehab	45		35	Household	78%



## CDBG CV Obligation Chart

	CDBG CV Target		OBLIGATED	Awarded to project in 2024	Awarded to project in 2023	Awarded to project in 2022	Awarded to project in 2021	Awarded to project in 2020	Unobligated	TOTAL OBLIGATED (12/30/2024) AND ASSOCIATED PERCENTAGE	
Category	Amount	%			Amount	Amount	Amount	Amount	Amount	Amount	%
Housing Related Assistance	\$ 7,338,307	30%	Obligated no later than 8/15/2026	\$ 450,000		\$ 1,401,029	\$ 919,954		\$ 4,567,324.00	\$ 2,770,983	11.44%
COVID 19-Impact Assistance	\$ 7,338,307	30%	Obligated no later than 8/15/2026	\$ 633,600	\$ 1,003,248	\$ 4,058,856	\$ 9,951,876	\$ 51,693	\$ (8,360,966.00)	\$ 15,699,273	64.82%
Small Business/ MicroEnterprise assistance	\$ 9,784,409	40%	Obligated no later than 8/15/2026		\$ 110,000	\$ 3,318,471	\$ 1,195,000	\$ 1,125,575	\$ 4,035,363.00	\$ 5,749,046	23.74%
Total	\$ 24,461,023	100%		\$ 1,083,600	\$ 1,113,248	\$ 8,778,356	\$ 12,066,830	\$ 1,177,268	\$ 241,721	\$ 24,219,302	100%
Total Available to Obligate	\$ 24,461,023										
Total Obligated in as of end of 2023	\$ 24,219,302										
Unobligated	\$ 241,721										

Amendment to the MOD was done in October 2023 along with the 30 day public comment period to reflect the significant change to the goal for Covid 19-Impact Assistance from 30% to 64.92%

## CDBG CV Summary

As of December 31, 2023, the State of Oregon has obligated 98% of the CDBG-CV available for projects and expended up to \$6.9 million and as of April 2023 the State has expended up to \$11.3 million.

## 2024 CDBG Accomplishments

Program Year 2023 Data				OUTCOMES [See note #1 below]				
Outcome/ Objective	Funding Category	Performance Indicators [See note #2 below]	Actual Number Funded in 2023	Total Number Funded by 12- 31-2023	Short Term Annual Goal	Actual Number Funded in 2023 and % of Annual Goal Achieved	Long Term Goal by 12-31-2023	Actual Number Funded by 12-31- 23 and % of Five Year Goal Achieved
SL3	Public Works – Water/Wastewater	Number Systems Assisted	4	21	To benefit 7500 people/ year	65%	To benefit 37,500 people	93%
		Total Persons Assisted	4,889	34,927				
		Total LMI Persons Assisted	2,542	19,663				
		Funds Leveraged	\$1,399,795	\$9,450,015				
SL1/SL3/DH1	Public/Community Facilities (fire stations, libraries, senior centers, food banks, family resource centers, community centers), (SL1) Public/Community Facilities (drug and alcohol treatment, head starts, mental health, health clinics, shelters/ workshops for persons with disabilities)(SL3) Public/Community Facilities (domestic violence shelters, emergency/homeless shelters (DH1)	Total Facilities Assisted	2	12	To benefit 2600 people/ year	895%	To benefit 13,000 people	592%
		Total Persons Assisted	23,268	76,979				
		Total LMI Persons Assisted	23,268	76,979				
		Funds Leveraged	113,398	1,013,398				
	Housing Rehabilitation	Total Number of Units rehabbed	94	267	100 Housing Unit	94%	500 Housing Unit	53%
		Funds Leveraged	\$0	0				
EO3	Public Services-Microenterprise Assistance	Total Microenterprises Assisted	78	158	To benefit 50 Micro E/ year	156%	To benefit 250 microenterprises	63%
		Total LMI Microenterprises Assisted	78	139				

Oregon's 2024 Consolidated Annual Performance Report (CAPER)

		Funds Leveraged	0	\$0				
SL3	Emergency Projects	The Department does not anticipate future disasters but will ensure that if a bona fide disaster occurs in the future the projects will meet the CDBG program requirements and will be reported accordingly.						
N/A	Community Capacity/Technical Assistance	TA activities	1	4	Fund 2 per year	50.00%	10 TA activities	40%

\* As per HUD's review dated 7/13/2021 regarding CDBG accomplishment numbers above was to be completed within the parameters of all projects that made draws within the reporting period (PR-23). For 2023 PER, the State is sustaining the practice as recommended to the HUD review in 2021. Note that it may be overinflated significantly reduced as number in comparison to the 2022 report, as since 2023 PR23 split the CDBG and CDBG CV data on the number of accomplishments and the number in this table is reflecting only from the PR23 of the CDBG.

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

## 2024 CDBG Obligations Chart

	2024 Annual Allocation and Targets		OBLIGATED	2024 Allocation awarded to project	2024 allocation awarded to project	2024 Recaptured Grant Repayment	prior year unobligated recaptured funds	TOTAL OBLIGATED AND ASSOCIATED PERCENTAGE	
Category	Amount	%	Obligated no later than - 09/24/24 + 15 months = 02/23/2026	Amount	Amount	Amount	Amount	Amount	%
Public Services and Planning	\$266,683	2%			\$ -	\$ -	0.00	\$ -	0.00%
Public Works	\$7,067,096	53%		\$ 5,441,513			1,473,700.00	\$ 6,915,213	51.86%
Public/Community Facilities	\$2,666,828	20%		\$ 4,500,000				\$ 4,500,000	33.75%
Housing Rehabilitation	\$3,333,536	25%		\$ 1,146,112			\$ 653,888	\$ 1,800,000	13.50%
Urgent Need				\$ 118,930				118930	0.00%
Total	\$13,334,143	100%		\$ 11,206,555	\$ -	\$ -	\$ 2,127,588	\$ 13,334,143	100%
Total Available to Obligate in 2024 (total annual allocation + Prior year unobligated)	\$13,334,143		Note: 2024 allocation for project \$11,206,555 + prior year unobligated \$2,127,588						
Total Obligated for PY2024	\$ 13,334,143								
Unobligated	\$0								

**HOME Investment Partnerships Program (HOME)**

HOME 2024 funding priorities were designed to specifically address objectives of increasing and preserving the state's affordable housing resources and providing rental assistance directly to the communities. HOME funds were used to provide rent assistance, develop multifamily housing, and to support Community Housing Development Organizations (CHDOs) in using HOME resources to develop housing projects meeting the goals and objectives established.

**HOME Multifamily Rental**

A total of 40 Multifamily Rental Units (17 HOME UNITS) in 2 HOME assisted properties were completed during 2024, exceeding the annual affordable housing rehab goal of 30 units by 10 units.

**Fund Affordable Housing – Rental Units Constructed**

Proposed for 2024: 120 units

Actual for 2024: 0 units

**Fund Affordable Housing – Rental Units Rehabilitated**

Proposed for 2024: 30 units

Actual for 2024: 40 units

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

The 2024 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 2024: 400 households

Actual for 2024: 130 households

**Housing Trust Fund (HTF)**

In 2024, OHCS Housing Trust Fund (HTF) resources funded the completion of 20 multifamily rental units (5 HTF units) in 1 HTF assisted property, which also had HOME resources.

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

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

form of deposits, supportive services through housing case management, and housing information to individuals on the program waitlist.

Increasing client access to and engagement in HIV/AIDS care and support is one of the primary goals of the OHOP program. Clients served with HOPWA housing assistance under the 2024 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. General challenges include housing affordability, multiple diagnosis, credit history, geography, rental history, rental determination, FMR, and criminal justice history.

Among those served with TBRA under the OHOP Formula grant:

- 97% 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.
- 88% of clients saw a health care provider for HIV/AIDS care.
- 100% of clients had access to medical insurance or health assistance. 73% successfully accessed or maintained qualification for sources of income.
- 100% successfully accessed or maintained qualification for sources of income.

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

In 2024, Oregon Housing and Community Services (OHCS) established two broad priorities to accomplish using ESG funds. One of those priorities was to prevent and divert people from becoming homeless. To accomplish this goal, subgrantees were tasked with (1) promoting services to support people at risk of homelessness and (2) increasing housing stability. Subgrantees could then use ESG funds for a number of allowable costs that would support this priority and sub-priorities, which include but are not limited to the following: support security and utility deposit payments, provide rental subsidies, and provide case management and self-sufficiency opportunities. OHCS prioritized this goal because prevention is an important tool for ending homelessness.

The other stated priority was to reduce homelessness through rapid rehousing with supportive services. Subgrantees could then use ESG funds to promote programs that reduce homelessness, including outreach and shelter activities as long as such activities emphasized the Housing First model of moving households to permanent housing immediately. Both homelessness prevention and rapid rehousing

services couple financial and/or rent assistance with case management and self-sufficiency opportunities. Clients may be provided referrals to agencies that can help address, mitigate, and possibly alleviate other barriers causing housing instability.

	Proposed for 2024:	Actual for 2024:
Prevent and divert people from becoming homeless:	750 people	369 people
Reduce homelessness through rapid rehousing:	900 people	134 people
Reduce homelessness through shelter:	1,500 people	752 people
Reduce homelessness through street outreach:	3,500 people	6,362 people

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

**91.520(g)**

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Administration	CDBG: \$1,730,315 / HOPWA: \$11,967/ HOME: \$4,596,240 / ESG: \$121,023.68/ HTF: \$4,908,465	Other	Other	5	4	80%	1	1	100%
Affirmatively Further Fair Housing	Fair Housing	HOME: \$0 / HTF: \$0	Other	Other	5	2	20%	1	1	100%
CDBG - Community Capacity/Technical Assistance	Non-Housing Community Development	CDBG: \$615,160	Other	Other	10	4	40%	3	2	66.67%
CDBG - Community/Public Facilities	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$11,834,075	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	13,000	63,864*	491%	2600	10,153	391%



**Oregon's 2024 Consolidated Annual Performance Report (CAPER)**

CDBG - Community/Public Facilities	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$0.00	Other	Other	0	0	0.00%	0	0	0.00%
CDBG - Emergency Projects	Non-Housing Community Development	CDBG: \$410,000	Other	Other	0	668	0	0	668	0
CDBG - Housing Rehabilitation	Affordable Housing	CDBG: \$14,382,590	Homeowner Housing Rehabilitated	Household Housing Unit	500	1,009*	202%	100	231*	231%
CDBG - Microenterprise Assistance	Non-Housing Community Development	CDBG: \$1,183,405	Businesses assisted	Businesses Assisted	250	455*	182%	50	0*	%
CDBG - Public Works	Non-Housing Community Development	CDBG: \$31,360,295	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	37,500	132,197*	353%	7,500	7,723*	103%
CHDO Operating Support Grant	Affordable Housing	HOME: \$100,000	Other	Other	16	11	69%	4	2	50%
Fund Affordable Housing	Affordable Housing	HOME: \$29,335,205 / HTF: \$44,176,225	Rental units constructed	Household Housing Unit	600	489	82%	120	0	0%
			Rental units rehabilitated	Household Housing Unit	150	422	281%	30	40	133%

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Prevent & divert people from becoming homeless	Homeless	HOME: \$11,030,985	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	2000	876	44%	400	569	142%
		ESG: \$362,268.42	Homelessness Prevention	Persons Assisted	8500	869	10.22%	750	369	49.20%
Provide people with HIV/AIDS supportive housing	Supportive housing for people with HIV/AIDS	HOPWA: \$211,205.44	Tenant-based rental assistance / Supportive Services	Households Assisted	155	355	229%	60	94	156.6%
Provide people with HIV/AIDS supportive housing (This was 2022 reporting on COVID hotel stays reported by OHOP.	Supportive housing for people with HIV/AIDS	HOPWA: \$0	Housing for People with HIV/AIDS added	Household Housing Unit						
Reduce Homelessness	Homeless	ESG: \$1,007,217.30	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	1500	974	64.93%	900	134	14.89%
			Homeless Person Overnight Shelter	Persons Assisted	7500	19,365	258.20%	1500	6,752	450.13%
			Other/Street Outreach	Other	32,500	11,226	34.54%	3,500	6,362	181.77%

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

\* As per HUD's review dated 7/13/2021 regarding CDBG accomplishment numbers above was to be completed within the parameters of all projects that made draws within the reporting period (PR-23). For 2023 PER, the State is sustaining the practice as recommended to the HUD review in 2021. Note that it may be overinflated as it may include the number of accomplishments for CDBG-CV as PR-23 does not differentiate the source of funds.

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

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

Highlighted information below are some of the major initiatives that were executed in 2024 in an effort to meet HUD's goals for the five funding programs: provide decent housing, suitable living environments, and expand economic opportunities; and as part of Oregon's effort to carry out its 2021-2025 Consolidated Plan Strategic Plan and 2024 Annual Action Plan:

- CDBG activities had a substantial impact on identified needs, public works activities and community facility activities, which were identified as high priority projects in the 2021-2025 Consolidated Plan. Since the actual number funded is based upon the awards made during the program year, the final actual outcomes from each grant awarded by the state will be collected when the grant activities are complete and the grant contract between the city/county and the state is administratively closed and will be reported in IDIS at that time. In summary, it is estimated 14,955 Oregonians will benefit from the activities funded under the CDBG program in PY2024 of which 8,265 (55%) will be low and moderate income. Refer to Tables I, V and VI in the CDBG PER attachment more details.
- A major HUD and State of Oregon goal is to provide services to those experiencing homelessness. Through its various partners, the State of Oregon offers a continuum of services beginning with homelessness and shelter needs and ending with homeownership. Homeless Services Section's funds serve homeless and extremely low-income households to meet the needs of the state's unhoused persons and provide housing stability to those persons needing that assistance. For CDBG specifically, Housing Rehabilitation program remain the direct assistance in the effort to prevent homelessness and preserving low-income housing stocks for LMI households. While within 2024 CDBG program embellish the additional Public service assistance to operational needs for the wrap around services for the existing homeless service.
- In 2024, OHCS completed 2 rental development projects utilizing HOME and/or Housing Trust Fund resources, both of which were rehab projects, a Summary of these projects are as follows:

Project Name	HOME units	HTF units	Total Project Units	Project Type
La Creole Apartments	6	5	20	Rehab
Parkwest Apartments	11	0	20	Rehab
<b>TOTAL:</b>	<b>17</b>	<b>5</b>	<b>40</b>	

- Oregon Health Authority (OHA) helps people living with HIV/AIDS create a continuum of stable, sustainable housing through the Oregon Housing Opportunities in Partnership (OHOP) program. Increasing client access to and engagement in HIV/AIDS care and support is one of the primary goals of the OHOP program. Clients served with HOPWA housing assistance under the 2024 Formula grant continued to achieve very high levels of housing stability, reduced risks of

homelessness, improved access to HIV treatment and other health care and support. All outcomes (including leveraged services) were assessed directly from client-level service utilization data obtained through collaboration with the Ryan White Program (including the AIDS Drug Assistance Program), HIV/AIDS surveillance system, and LIHEAP program database.

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

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

The table below details the number of families and beneficiaries, by race and ethnicity, assisted using HUD-Funded programs during calendar year 2024.

	CDBG	HOME	HOPWA	HTF
White	11,012	122	100	5
Black or African American	358	2	13	0
Asian	804	1	1	0
American Indian or American Native	40	2	2	0
Native Hawaiian or Other Pacific Islander	4	1	2	0
Other – Multi-Racial	393	0	4	0
Other – doesn't know / not collected	0	0	1	0
<b>Total</b>	<b>17,876*</b>	<b>128</b>	<b>123</b>	<b>5</b>
Hispanic	2,966*	13	14	1
Non-Hispanic	14,910*	117	109	4

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

\* The above number is to reflect the ethnicity break down gathered within IDIS PR-23 (which based on <https://www.hudexchange.info/resource/2532/idis-online-for-state-cdbg-grantees/chapter-10-13> only being gathered for LMC, LMH, LMH national objective. Note, the number above are not including the ethnicity breakdown for LMA of which majority of the State CDBG award were made to.

Within the word version of the 2024 CAPER, we are providing a more reflective portrayal of the beneficiary ethnicity breakdown which includes the LMA national objective, identified upon completion within the 2023 program year.

**\*\*A total of 375 clients do not fit in either the "Hispanic" or "Not Hispanic" categories due to the following reason: client did not know of their ethnicity, client refused to provide ethnicity data, or subgrantees did not collect that data. If the 375 clients with an unknown Hispanic/Latino background is added to the 5,229 clients who did provide such data, the total number of clients become equal to 5,604 as reflected in the above total.**

### 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 2024 program year.

Under CDBG CV - Within 2024 we closed out ten (10) projects which benefitted 51,923 people with the following beneficiary racial & ethnic composition:

Racial and Ethnic Composition of Families Assisted in 2024 beyond what is covered in PR-23 ethnicity breakdown		
Race Group	Project	Hispanic
White	11,012	2059
Black or African American	358	67
Asian	804	154
American Indian or American Native	340	64
Native Hawaiian or Other Pacific Islander	4	1
American Indian/Alaskan Native & White	1	-
Asian & White	-	-
Black/African American & White	-	-
American Indian/Alaskan Native & Black/African American	-	-
Other multi-racial	2,393	622
<b>Total</b>	<b>14,910</b>	<b>2,966</b>

**Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)**

	<b>Number of Clients</b>
American Indian, Alaska Native, or Indigenous	377
Asian or Asian American	35
Black, African American, or African	362
Hispanic/Latina/e/o	877
Middle Eastern or North African	6
Native Hawaiian or Pacific Islander	125
White	0
Multiracial	1450
Client doesn't know/prefers not to answer	2186
Data not collected	1484
<b>Total</b>	<b>6902</b>

**HOME Investment Partnerships Program (HOME)**

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

**HOME Tenant Based Rental Assistance**

OHCS staff enter demographic and contract data into IDIS for every household receiving rent assistance 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 9,334 people with diagnosed HIV infection were living in Oregon at the end of 2023. Of the 9,334 Oregon residents living with HIV, 87 percent were identified male at birth and 87 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 2 times higher for Hispanic than for White non-Hispanics.

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

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

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

## Resources and Investments (CR-15)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Disbursed During Program Year
CDBG	public - federal	\$ 23,745,261	\$ 15,651,138.17
HOME	public - federal	\$ 9,025,067	\$ 180,095*
HOPWA	public - federal	\$ 747,839	\$ 364,059
ESG	public - federal	\$ 3,832,480.54	\$ 1,866,784.94**
HTF	public - federal	\$5,468,942	\$ 0

**Table 3 - Resources Made Available**

\*Per IDIS PR-20 HOME and PR 110 (HTF)

\*\*These numbers reflect all ESG Program year funds that were available and expended during the 2024 calendar year.

### Emergency Solutions Grant (ESG)

Oregon Housing and Community Services (OHCS) distributes the Emergency Solutions Grant to Community Action Agencies (CAAs) using a formula that takes into account regional demographics, need and population to ensure resources are distributed equitably across the state. The locations and funding amounts of the subgrantees receiving ESG funds can be found in the section CR-60.

### Community Development Block Grants (CDBG)

The amount above includes disbursement during PY2024 (As per PR-50) 2024 grant allocation and unobligated amount less one percent, and state administration funds allowed by the CDBG program. (Refer to Table I of the PY 2024 CDBG PER attached).

### Geographic distribution and location of investments

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

### Community Development Block Grants (CDBG)

**Public Works** – City of Canyonville, City of Port Orford, Elgin, Shaniko, Wallowa, Sumpter and Lake County – Christmas Valley Water District

**Community Facilities** – City of Hermiston, City of Talent and Lake County

**Housing Rehabilitation** – City of McMinnville, City of Ontario, Polk County and Josephine County

**Urgent Need** - City of Monument

## 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
Oregon Balance of State (BOS)	100% BOS	100% BOS	OHCS allocates HOME resources in Balance of State, non-PJ communities
Oregon HTF	100% Statewide	100% Statewide	In 2024, OHCS leveraged HTF resources with statewide Permanent Supportive Housing (PSH) resources as well as the Metro Affordable Housing Bond, the latter of which resulted in a higher number of projects being located in the Portland Metro area than in previous years.

Table 4 – Identify the geographic distribution and location of investments

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

**Definitions:**

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

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

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

## 2024 RENTAL PROJECT RESERVATIONS

The following HOME assisted Multifamily Rental Projects that received funding **reservations** in 2023 and will have funding commitments in IDIS in 2025.

Project	City	County	Total Units	HOME Units
Wickiup Station	La Pine	Deschutes	39	9
Colonia del Valle Prospero	Albany	Linn	54	9
Allen Creek Crossing	Grants Pass	Josephine	68	7
Klamath LIHTC	Chiloquin	Klamath	30	15
Nine Peaks	Bend	Deschutes	45	16

HOME table 4a

HOME assisted Multifamily Rental Projects that received funding **commitments** in 2024

Project	City	County	Total Units	HOME Units
Owens Adair	Astoria	Clatsop	50	15

HOME table 4b

HOME assisted Multifamily Rental Projects **completed** in 2024

Project	City	County	Total Units	HOME Units
La Creole	Dallas	Polk	20	6
Park West	Enterprise	Polk	20	11
		<b>TOTAL</b>	<b>40</b>	<b>17</b>

CHDO Operating Grants (\$50,000 each):

CHDO	Counties
Farmworker Housing Development Corporation	Marion and Polk
Polk Community Development Corporation	Polk

HOME table 4c

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

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

The delivery of HOPWA services is based more heavily on prioritization of need than geographic location. The allocation of expenditures can vary from year to year. The 2024 expenditures, based on the five regions of service delivery, are found in table below.

Region	Actual Percent of TBRA Allocation
1 - Serves Clatsop, Marion, Polk, Tillamook Counties and all Spanish language preferred clients throughout OHOP	19%
2 - Serves Lane (partial) County	13%
3 - Serves Jackson, Klamath, Lake Counties	20%
4 - Serves Baker, Benton, Crook, Deschutes, Gilliam, Grant, Harney, Hood River, Jefferson, Linn, Malheur, Morrow, Sherman, Umatilla, Union, Wallowa, Wasco, Wheeler Counties	26%
5 – Serves Coos, Curry, Douglas, Josephine, Lane (partial), Lincoln Counties	22%

HOPWA Table 4d

### Leveraging

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

#### Community Development Block Grants (CDBG)

Despite not having a matching funds requirement, the CDBG program leveraged \$4,166,500 in matching funds from federal, state, and local sources. All projects funded by CDBG are required to be conducted on publicly owned land. Thus, local leverage is established with a close partnership between the UGLG and the state in achieving the CDBG objectives.

#### HOME Investment Partnerships

HOME resources leveraged 9% Low-income Housing Tax Credits (LIHTC) in 2023.

#### Housing Trust Fund (HTF)

Oregon HTF resources leveraged state Permanent Supportive Housing (PSH) and Metro Affordable Housing Bond resources.

**HOME Investment Partnerships Program (HOME)**

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	\$20,501,263.59
2. Match contributed during current Federal fiscal year	\$800,000
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$
4. Match liability for current Federal fiscal year	\$641,098
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$20,660,165

**Table 5 – Fiscal Year Summary – HOME Match Report****HOME Match Contributions 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
La Creole Townhomes	10/02/2022	0	0	0	0	0	0	\$400,000
Park West Apartments	06/01/2022	0	0	0	0	0	0	\$400,000

**HOME Program Income**

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

<b>Program Income – Enter the program amounts for the reporting period</b>				
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
\$539,893	\$0	\$0	\$0	\$539,893

**Table 6 – 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						
Number	2	0	0	0	0	2
Dollar Amount	\$6,099,247					6,099,247
Sub-Contracts						
Number						
Dollar Amount						
	Total	Women Business Enterprises	Male			
Contracts						
Number	2	1	1			
Dollar Amount	\$4,884,247	1,215,000	\$4,884,247			
Sub-Contracts						
Number	22	4				
Dollar Amount	\$1,170,646	\$106,078				

Table 7 - Minority Business and Women Business Enterprises

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

Table 8 – Minority Owners of Rental Property



<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired	0	0				
Businesses Displaced	0	0				
Nonprofit Organizations Displaced	0	0				
Households Temporarily Relocated, not Displaced	40	\$0				
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0					
Cost						

Table 9 – Relocation and Real Property Acquisition

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

The HOPWA program utilized federal resources to leverage an additional \$979,854.29.

Leveraged funding is broken down as follows:

- Case management: \$290,665.90
- Support services: \$236,798.92
- ADAP insurance premiums: \$27,599.38
- ADAP medication: \$222,825.39
- LIHEAP energy assistance: \$41,210.00
- Resident rental payments: \$160,754.70

**Emergency Service Grant (ESG) Match Opportunities**

The ESG program requires recipients, or their subrecipients, to match 100% of the total allocation.

OHCS requires subgrantees receiving ESG allocations to contribute an amount equal to or greater than the amount of their annual ESG allocation. They may use matching funds generated through non-ESG resources, including private funding and federal, state, and local government programs.

OHCS and Subgrantees reported spending \$1,866,784.94 in all ESG funds available in the 2024 calendar year. They contributed \$3,055,586.96 in matching dollars, which is a surplus of \$1,188,802.02.

## Affordable Housing (CR-20)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	700	190
Number of Non-Homeless households to be provided affordable housing units	150	420
Number of Special-Needs households to be provided affordable housing units	60	60
<b>Total</b>	<b>910</b>	<b>670</b>

**Table 10 – Number of Households**

	One-Year Goal	Actual
Number of households supported through Rental Assistance	760	980
Number of households supported through The Production of New Units	120	191
Number of households supported through Rehab of Existing Units	30	56
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>910</b>	<b>814</b>

**Table 11 – Number of Households Supported**

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

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

The 2024 Method of Distribution (MOD) identifies that OBDD intended to award funds according to the target percentages however, OBDD is not obligated to award all the funds targeted to each category, i.e., if a sufficient number of projects are not awarded in a particular category, applications in other

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

At each calendar quarter the need for the program, based upon the complete applications received, was reviewed against the targeted percentages. OBDD-IFA varied from the funding targets, in accordance with the 2024 MOD, for the following reasons:

The State of Oregon has no control over the type and quantity of applications submitted for funding under the program. As of December 31, 2024, the State received twenty-two applications totaling \$17,820,313.

As of December 31, 2024, all of the 2024 Program Year funds were obligated leaving zero to be included in the 2024-2025 application round, which will not open until further notice upon availability of funds is announced by HUD. In summary, the State of Oregon has successfully complied with the program regulations and obligated all the funding allocations within the required 15-month distribution period.

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

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

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

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

During the 2024 calendar year, OHCS subgrantees reported expending \$378,954.55 in rental assistance subsidies. Further, 134 people, or 48 households were served through rapid re-housing, a program component intended to house individuals in affordable or subsidized housing.

ESG subgrantees continue to provide on-going resources and support to eligible clients. Due to the delayed 2024 Annual Action Plan, resources for ESG in PY24 were not made available until 9/24/24, so the vast majority of PY 2024 funding will be spent in 2025.

### 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 2024 was to assist 60 households through tenant based rental assistance. In 2024, OHOP assisted 94 households.

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

#### Community Development Block Grants (CDBG)

For 2024, as part of the program restructuring in the past few years OBDD is starting to see more continuation of public works construction projects. As further realignment effort with the Governor's strategic goals, the program has made a significant changes specifically in supporting the effort to maintain the supply of affordable housing through Housing Rehabilitation Program assisting Low and Moderate Income homeowners, Off-site infrastructure assistance and LMI housing project land acquisition. In the core type of assistance that the program has established, the state expanded the collaboration with cities and counties through several community facility projects (Homeless shelters, food bank centers, which now involve new public services in enhancing wrap-around services model).

Through the ever-existing need for child care services, we have expanded the utilization of the program to support the need for training or programs for child care providers to allow the existence of capacity for the service to be provided more for LMI families.

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

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

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

Number of Households Served	CDBG Actual	HOME Actual	HTF Actual
Extremely Low-income	0	486	6
Low-income	113	131	0
Moderate-income	0	0	0
<b>Total</b>	<b>113</b>	<b>617</b>	<b>6</b>

Table 12 – Number of Households Served

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

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

Percentage of Area Median Income		Households Served with HOPWA Housing Subsidy Assistance
1.	0-30% of area median income (extremely low)	81%
2.	31-50% of area median income (very low)	16%
3.	51-80% of area median income (low)	3%
	Total	94

HOPWA Households Served Table

# Homeless and Other Special Needs (CR-25)

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

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

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

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

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

About 46.72 percent of total people served, or 6,362 individuals, and 19.48 percent of total ESG spending was direct outreach to unsheltered persons. OHCS continues to encourage outreach to unsheltered persons, including veterans and families with children.

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

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

A total of \$24,800.30 of ESG funding went to essential services while in shelter or assessed and placed homeless persons in either shelter or non-congregate shelter for 6,752 people, or 49.59% of total persons served. 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)**

Approximately 19.07 percent of ESG dollars spent provided homelessness prevention services to 369 persons, or 2.71% of total persons served, to assist them to retain their housing. Services include rent subsidy, case management, completion of housing stability plans, and landlord mediation services.

**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. Within the 2024 State CDBG program is supporting the use of the public services in providing a wrap-around services needed for homeless shelters. Subsequently, through CDBC CV the program remain actively assisting LMI families to secure their home through the rental assistance program.

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

About 14.16 percent of ESG-funding provided rapid re-housing and other relocation assistance to 134 individuals, or 0.98% of total persons served. Additionally, subrecipients served 159 veterans experiencing chronic homelessness, 343 veterans experiencing non-chronic homelessness, and 649 youth under the age of 25. Subgrantees offered case management, help locating available rental units, payment of housing-related costs, and other services to ESG clients as an integral step in securing housing and stabilizing households. The state utilizes these emergency continuum of care organizations to provide services.

OHCS works closely with our local Continuum of Care organizations to assure that strategies are in place to assure chronically homeless individuals and families transition to permanent housing and independent living. Various federal state and local resources are utilized in this process and OHCS has made significant strides in the collection and sharing of HMIS data to assure that family care is coordinated seamlessly.

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



## Public Housing (CR 30)

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

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

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

### HUD Action in 2023

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

OHCS has allocated HOME-ARP funds:

- To produce rental housing per our HUD-approved HOME ARP Allocation Plan. In 2023, OHCS included these HOME ARP resources in the Homeless Housing Response NOFA that awarded \$7 Million in HOME ARP to the Liberty Village project which will provide 20 HOME ARP units in Umatilla County. Two additional HOME ARH rental projects were identified in 2024 and will receive commitments of HOME ARP in 2025.

### 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 continues to work with mortgage lenders with collecting the required Home Mortgage Disclosure Act information (HMDA) demographic data on the mortgage loan application. OHCS have also created its own Mortgage Disclosure form to help capture the demographic data of our mortgage loan borrowers. This form is to be signed at escrow during the mortgage loan closing process. The form explains to borrowers why OHCS is asking for this data. Since implementing this form, OHCS have seen an uptick in borrower data provided. There has been an increase in rural communities with the established lenders who provide first-time homebuyer mortgage loan program.
- Oregon supports home ownership by allocating funds to Homeownership Centers throughout the state. The Program helps low- and moderate- income families with pre-purchase homebuyer education, financial coaching, and pre-purchase homebuyer counseling, financial literacy education and mortgage default counseling. Oregon currently has 15 Homeownership Centers: providing coverage in all of Oregon's 36 counties. We currently have 5 Culturally Specific Homeownership Centers: African American Alliance for Homeownership (AAAH), Bienestar Inc., Portland Community Reinvestment Initiative (PCRI), Hacienda CDC and Native American Youth and Family Center (NAYA).
- The Homeownership Assistance Program (HOAP) provides funding for our Homeownership Centers, Down Payment Assistance (DPA), Restore Health and Safety Program along with providing funds for Training and Technical Assistance. The down payment assistance and closing cost administered by participating organizations for low- and very low-income families and individuals, with particular focus on underserved populations. The program is funded through the state's document recording fee. The program gives qualified First-Time Homebuyers and Veterans who complete homebuyer education up to \$30,000 for a down payment and/or closing costs and \$60,000 for First Generation Homebuyers or 20% of the purchase price, whichever is less. With the next Request for Application (RFA) this program will include programmatic enhancements to provide funds for First Generation Homebuyers to build generational wealth along with increasing the amount of DPA funds received by potential homebuyers. The increased need for higher DPA funds per homebuyer is to assist with the rising cost of homeownership.

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

ask that the PHA prioritize resident engagement if the local PHA does not effort to convene a RAB prior to signing off on Consolidated Plan consistency for that PHA.

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

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

## Other Actions (CR-35)

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

### **91.220 (j); 91.320 (i)**

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

Robust information on investments provided to OHCS by the Oregon Legislature during the [2024 Session](#) are available. Policy bills considered during the 2023 session are detailed in this [digest](#). Included below is a highlight of the policy measures enacted during the 2024 legislative session. The Oregon State Legislature allocated \$212 million during the 2024 Session. These funds build on the historic \$1.14 billion allocated to the agency during the 2023 Session and will ensure that supports remain available throughout the biennium while also launching new and critical work that will advance OHCS' coordinated response. In addition to increases in ongoing programs, the following housing-related bills were enacted during the 2024 Session which remove barriers to affordable housing:

1. [SB 1537](#): Creation of the Housing Accountability and Production Office (HAPO) with \$10 million allocated to the HAPO fund; \$3 million to create a Housing Infrastructure Support Fund that will provide grants to municipalities for capacity building and support for infrastructure planning;
2. [SB 1530](#): also known as the End of Session Bill, included investments across the housing landscape and beyond.
3. [HB 4134](#): included \$7.14 million in funding through the Oregon Business Development Department (OBDD) to four local communities for infrastructure projects to support housing developments.

### **Fair Housing Services**

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

### **Community Partnerships**

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

**Integrator Program**

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

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

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

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

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

HB 2003 requires OHCS to create a methodology and test the concept of Regional Housing Needs Assessments (RHNA's). By analyzing housing need at a regional level and developing an allocation formula with an equitable distribution of affordable housing to cities within the region, the goal is to improve coordination between jurisdictions. In addition, this legislation requires cities to adopt a Housing Production Strategy with metrics for measuring progress toward achieving increased supply and preserving existing affordable housing. HB 2001 requires zoning changes to allow duplex, triplex and fourplex within residential zones.

**Permanent Supportive Housing Institute**

To address chronic homelessness and vulnerable populations, OHCS and OHA collaborated to create the Statewide Supportive Housing Strategic Workgroup (SSHWSW) which concluded in early 2019. This collaborative effort resulted in a list of recommendations mostly focused on expanding Permanent Supportive Housing in Oregon and led to the 2019 Oregon Legislature providing \$50 M in Housing Capital, \$4.5 M for project based rental assistance and tenancy support services, and again in 2021. The legislature almost doubled these PSH resources in 2023. These resources were utilized to stand-up the PSH development program and are continued to be used to deliver PSH resources to the community. In addition, OHCS contracted with the Corporation for Supportive (CSH) to provide training and technical assistance through a PSH Institute cohort that has provided 5 trainings up through 2024, with another to be offered in the spring/summer 2025. As a result of these investments and training opportunities, the following awards for PSH development funding have been made:

**North Bend Family Housing:** Oregon Housing and Community Services is providing PSH capital funding, project-based rental assistance, and services funding for new construction. Twenty (20) units will be Permanent Supportive Housing and will serve chronically homeless adults, persons living with severe and persistent mental illness and the following partners: Coquille Indian Housing Authority, Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians with incomes below 60 percent of AMI in the Coos County.

**Commons on MLK:** Oregon Housing and Community Services is providing services funding to an already existing program that was initially funded in 2018 with Mental Health Housing Funds, HDGP & 9% LIHTC. Fifty-one (51) units are Permanent Supportive Housing and serve chronically homeless adults with incomes at 60 percent of AMI in the Lane County.

**PSH Cesar Acquisition:** Oregon Housing and Community Services is providing PSH capital funding for acquisition. Forty-seven (47) units will be Permanent Supportive Housing and will serve chronically homeless adults with incomes within 50 to 60 percent of AMI in the Multnomah County.

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

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

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

1. Farmworkers in Oregon have very low incomes and many experience poverty. The average farmworker family in Oregon earns between 25 and 37 percent of Median Family Income (MFI). 32 percent of farmworker households in Oregon and Washington are in poverty compared to fourteen percent of the general US population.
2. Approximately half of farmworker households are married with children, 12 percent are unmarried parents, and a quarter are single with no children.
3. There is an extreme shortage of good quality housing at prices farmworkers can afford. Most farmworkers are cost-burdened by their housing costs and 77 percent live in overcrowded conditions.
4. Existing housing is frequently in poor condition, particularly on-farm housing.
5. Rental application requirements, including but not limited to need for a social security number, high deposits, rental history, work history, proof of stable employment, income requirements,

credit history, and applications only in English, prevent farmworkers from accessing private rental housing.

6. One in four farmworkers interviewed want to own their homes but faced barriers such as cost, immigration status, and not knowing how to buy a home or where to get help.
7. There is no dedicated resource for farmworker housing information, and as a result many farmworkers do not know how to find available housing.
8. Employers face barriers to providing farmworker housing, including high cost, difficulty meeting labor housing regulations, and difficulty with local permitting and zoning requirements.
9. There is a general lack of reliable data about farmworkers and their housing, including basic information like the number of farmworkers and their incomes, which makes it very challenging to quantify the need.

### **Governor's Executive Orders**

In response to the homeless crisis in the State of Oregon, Governor Kotek declared a State of Emergency through Executive Orders 23-02 and 23-03, which allows the Oregon Housing and Community Services to repurpose up to forty million in funds appropriated to OHCS to respond to the emergency to expand low-barrier shelter, rehouse people experiencing homelessness, and prevent homelessness. In addition, Executive Order 23-04 establishes the Governor's Housing Production Advisory Council to recommend an action plan to meet the State's annual housing production target of 36,000 homes per year for the next ten years.

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

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

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

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

The 2021 Oregon Legislature (HB 5011) requested that the benefits of Co-Location be explored by OHCS and the Department of Education, Early Learning Division, culminating in a report to determine if an incentive program could be developed to support Co-Location developments. Co-Location is the concept of locating child care and early learning centers within affordable housing developments. [The report](#) was conducted by the Low Income Investment Fund (LIIF) and a series of recommendations including delivery, funding set asides, policy considerations and barrier identification were outlined to accompany an outlined program framework for a possible co-location incentive program. In response to the report,

OHCS conducted further outreach with stakeholders and developed a framework for a pilot program based heavily in LIIF's recommendations. That framework was approved by both OHCS's Housing Stability Council, as well as the Legislature, who approved \$10 million for the launch of a pilot program. Currently, OHCS is in a Request for Proposals process to award these funds to a Community Development Financial institution who will administer the co-location program on behalf of OHCS. Award of these funds is anticipated to occur by June 2023 followed by program launch and implementation.

### **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 2023, the Ryan White program contributed the majority of leveraging with over \$405,871.65. Clients receiving OHOP Formula funded TBRA in 2023 received:

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

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

The research performed for the 2021-2025 Analysis of Impediments to Fair Housing Choice (AI) has shown housing inequities and disparities most often are experienced by people of color and people with disabilities. Households of color are more likely than white households to have lower incomes and are disproportionately represented in the number of low-income households with housing instability.



Additionally, Oregon's population is quickly aging, and around 34% of all seniors live with at least one disability, meaning more accessible units are needed to allow seniors and people with disabilities to live independently. This section describes some of the actions taken by Oregon in 2024 to address obstacles to meeting the needs of Oregon's underserved populations.

### Program Funding

In addition to the funding sources outlined in the Consolidated Plan (HOME, Housing Trust Fund, ESG, HOPWA & CDBG) the State of Oregon funds and administers a number of programs that align with or supplement Consolidated Plan Programs. Some of the major 2023-2025 biennium funding for state programs include:

- The Local Innovation and Fast Track (LIFT) Program received \$600 million in resources to develop new affordable homes through Rental, Homeownership and Permanent Supportive programs (HB 5005).
- \$450 million per calendar year of federal Private Activity Bonds to OHCS to support the development of affordable housing (HB 5005).
- \$500 million in Direct Revenue Bonds and \$1.3 billion in Pass-Through Revenue Bonds to support affordable housing and homeownership lending (HB 5005).
- \$50 million for early childcare infrastructure grants and loans via Business Oregon
- \$20 million to establish modular housing grant funding to begin or expand the production capacity of modular housing (HB 2001)
- \$10 million to establish grant funding for community housing supporting agricultural employees (HB 3395)
- \$9.7 million for early-stage, predevelopment costs for affordable housing developments that will support streamlining the application process (SB 5511).
- \$4 million to establish a PSH Risk Mitigation Fund to stabilize operating costs and support the longevity of PSH developments (SB 5511)
- \$7.5 million for down payment assistance for homebuyers tied to OHCS lending products, Flex Lending and Oregon Residential Bond Loan Program (SB 5511)
- \$5 million to fund the development of homes for purchase, to be used with LIFT Homeownership (HB 5506)
- \$2.5 million for the Manufactured Home Replacement Program (MHRP) to help low-income Oregonians replace older and unsafe manufactured homes, preserving an essential part of Oregon's affordable homeownership stock (SB 5511)
- \$85.2 million to create 600 new shelter beds and rehouse 1,200 households (HB 5019)
- \$45.8 million to continue operation of the 600 new shelter beds for remainder of 2023-2025 biennium (SB 5511)
- \$39.7 million to maintain rehousing efforts for 1,200 households through rental assistance and other services for remainder of 2023-25 biennium (SB 5511).
- \$17.5 million to maintain unit access for 1,200 households that were rehoused through block leasing and other supports for remainder of 2023-25 biennium (SB 5511)

- \$2.3 million to maintain local service provider staffing for remainder of the biennium to support outreach to people experiencing homelessness and navigation to shelter (SB 5511)
- \$55 million, 30% of funds set aside for culturally specific organizations, to prevent homelessness for remainder of the 2023-25 biennium (SB 5511)
- \$33.6 million to prevent homelessness for 8.750 households (SB 5511)

### **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, program update emails, and in-person presentations. 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 meetings twice each year for subgrantee program coordinators in a format that reaches partners from across the state, fosters collaboration, and allows for in-depth programmatic assistance.

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

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

**Community Development Block Grants (CDBG)**

Business Oregon developed procedures to eliminate the hazards of lead poisoning due to the presence of LBP in the rehabilitation of 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. This procedure has fully imbedded into the core CDBG program procedures.

**HOME Investment Partnerships Program (HOME)**

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

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

The HOME Program multifamily property portfolio includes properties constructed prior to 1978 that are subject to requirements for assessment, evaluation, and mitigation of LBP per federal regulation 24 CFR Part 35. Oregon Housing and Community Services' compliance officers determine if monitoring for LBP is required and, if necessary, implement, or advise property owners of monitoring requirements.

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

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

**Emergency Solutions Grant Program (ESG)**

All shelters assisted under ESG funding, and all housing occupied by program participants, are subject to the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act and lead-based paint regulations found in 24 CFR part 35, subparts A, B, H, J, K, M and R. Subgrantees must provide the lead hazard information pamphlet to any resident who will be residing in a unit built before 1978. The tenant must receive the pamphlet before moving into the unit. For units older than

1978 which will house one or more children under the age of six, landlord and tenant must complete a Lead-Based Paint Disclosure form. A visual lead-based paint assessment must be completed by a person trained in this inspection process. Instructions for completing Lead based Paint requirements are available in the Emergency Solutions Grant Program Operating Manual.

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

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

\* The structure was built before 1978;

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

Defective paint surface means a surface that paint is:

- Cracking;
- Scaling; Chipping; Peeling; or Loose.
- If a child younger than age six who lives in the HOPWA-assisted property has an elevated blood lead level, paint surfaces must be tested for lead-based paint. If lead is found, the surface must be abated per 24 CFR Part 35. If lead paint is found, the owner shall stabilize each deteriorated paint surface per Sec. 35.1330(a) and (b) before the clients start living there. If the clients lived there before a periodic inspection, paint stabilization must be completed within 30 days of notification to the owner of the results of the visual assessment. Paint stabilization is considered complete when clearance is achieved per Sec. 35.1340. If the owner does not complete the hazard reduction required by this section, the dwelling unit violates HQS until: The hazard reduction is complete; or
- The unit is no longer under a housing assistance payment (HAP) contract with the housing agency.

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

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

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

For the lead paint we are citing:

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

lead paint additional information issued:

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

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

## 91.320(j)

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

Community Development Block Grant funds indirectly provides 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. The program also assisted microenterprises through Microenterprise Assistance Program in the form of training, and capital grants, specifically for microenterprises providing child care services.

### **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. This process without the support of social security advocates and specialized legal representation is often unsuccessful.

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.

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

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

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

Essential services that help participants move out of poverty:

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

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

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

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

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

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

To reduce barriers to access housing, Business Oregon and OHCS are funding education, training and services provided by the Fair Housing Council of Oregon. This enhancement of institutional infrastructure effort includes review of amendments to local planning documents that could impact multifamily development and affordable housing. Business Oregon and Oregon Housing and Community Services is working with the Department of Land Conservation and Development (DLCD) to improve the review process of these plan amendments and increase understanding of the fair housing implications of the decisions. This activity is an ongoing effort and collaboration between Business Oregon and OHCS. It is expected that this approach will continue for the upcoming years.

Business Oregon has also been actively participating with the Housing Accountability and Production Office and the Oregon Housing Needs Analysis (OHNA) Rules Advisory Committee. Through OHNA, DLCD on December 5, 2024, the Land Conservation and Development Commission adopted the first phase of rules implementing the Oregon Housing Needs Analysis.

<https://www.oregon.gov/lcd/Housing/Pages/Rulemaking.aspx>

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

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.

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.

Although Oregon Business Development Department's primary function is not directly working in the housing nor social service agencies, to compliment the already existing services, Business Oregon through the CDBG program is working closely with the regional level in providing opportunities for those jurisdictions in which social services are in need for facility improvements such as Food Banks, Head Starts, Domestic violence service organizations.

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

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

The 2024 FHAP Report outlines the actions Oregon took in 2024 to address the research findings and impediments identified in the AI. Oregon's 2024 FHAP Report is included as Attachment B of this plan. The 2021-2025 FHAP is included in Section VI of the [2021-2025 Analysis Of Impediments to Fair Housing Choice](#).



## Monitoring (CR-40)

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

### Community Development Block Grant (CDBG)

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

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

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

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

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

During 2024, Business Oregon monitored eighteen(18) CDBG and CDBG-CV projects where any findings and concerns were found to be minimal. And any findings and concerns were fully addressed by the applicable recipients as recorded in the Findings Cleared letter.

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

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

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

Properties are currently inspected in accordance with HUD regulations and the Uniform Physical Conditions Standards (UPCS) although OHCS is in the process of moving towards adopting the new NSPIRE inspections protocol for both HOME and HTF funded units. The first onsite inspection for newly funded property should occur within 12 months of a project's completion. Ongoing monitoring frequency is based on a risk assessment of each individual property to determine if the ongoing inspections (physical and/or file review) would occur every one, two, or three years. If any deficiencies are identified for inspectable items, a follow-up onsite inspection is conducted, or documentation is requested to verify that the finding has been satisfactorily addressed. Health and safety deficiencies identified during inspections are required to be corrected immediately (within 24-72 hours of the date of inspection). Properties identified with health and safety deficiencies are put on a more frequent inspection schedule. At minimum, OHCS will audit or inspect:

- If there are a total of 4 or less HOME-assisted units, audit or inspect 100% of the HOME-assisted units
- When more than 4 HOME-assisted units, then one of the following:
  - If there are more than 20 units at a property; audit or inspect a minimum of 10% of the HOME-assisted units

- If there are 20 units or less at a property; audit or inspect a minimum of 15% of the HOME-assisted units
- For inspections, all inspectable items (site, building exterior, building systems, and common areas) for each building housing HOME-assisted units

### **Housing Trust Fund**

Properties assisted with Housing Trust Fund resources follow the same monitoring and inspections protocol used for the monitoring of properties assisted with HOME dollars.

### **MWESB**

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

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

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

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

The Oregon End HIV/STI Statewide Planning Group 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 group meets three times annually and is responsible for development of Oregon's strategic plan, which includes goals pertaining to housing assistance. The End HIV/STIs Oregon may be accessed at [www.endhivoregon.org](http://www.endhivoregon.org)

**HOPWA Monitoring Activities Table**

Activity	Description/Process
Monthly Financial Tracking Review	OHOP program management met monthly with the program Financial Operations Analyst to review individual grant expenditures to date and rate of spending. When needed and allowable adjustments were authorized.
IDIS Draw and Review	Centralized State accounting staff initiated draws from the Integrated Disbursement and Information System (IDIS) which were reviewed by program financial staff prior to submission. Draws typically occurred monthly, but at a minimum were done once a quarter.
Annual Client File Review and Quality Management Report	A Client File Review was conducted annually using a tool developed by the program which includes questions from the HOPWA monitoring standards, program policy and procedures and other applicable HUD regulations. An annual client file review summary report was prepared and presented to staff. Action plans for resolution were developed when applicable.
Program Evaluation	<p>Program evaluation was conducted periodically and included information related to housing stability for people living with HIV in the State. Evaluation reports can be found at the following link:<a href="http://www.oregon.gov/oha/PH/DISEASES/CONDITIONS/HIVSTDVIRALHEPATITIS/HIVCARETREATMENT/Pages/reports.aspx">http://www.oregon.gov/oha/PH/DISEASES/CONDITIONS/HIVSTDVIRALHEPATITIS/HIVCARETREATMENT/Pages/reports.aspx</a></p> <p>An OHOP client satisfaction survey was developed in 2020 and distributed in February 2021. Results showed that 95% of respondents rated OHOP overall service quality as either excellent or good. Seventy-six percent of survey respondents rated their current housing status as excellent or good. Respondents rated working with the OHOP program very highly, with 94% of respondents believing that being part of the program makes it easier to gain access to housing. OHA has the next client satisfaction survey forecasted for 2025.</p>

**Emergency Solutions Grant (ESG)**

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

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

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

A 15-day public comment period was provided for the 2024 CAPER, and plan attachments. Notice of the public comment period was published in Oregon newspapers of general circulation and posted on the OHCS website in compliance with Oregon's 2021-2025 Citizen Participation Plan. A public hearing was held on March 19, 2025. The public comment period started on March 10, 2025, and ended on March 25, 2025.

No comments were received during the public comment period.

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

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

CDBG activities that have had a substantial impact on identified needs are the public works activities and community facility activities which were identified as high priority projects in the 2021-2025 Consolidated Plan. Since the actual number funded is based upon the awards made during the program year, the final actual outcomes/accomplishments from each grant awarded by the State will be collected when the grant activities are complete and the grant contract between the city/county and the State is administratively closed and will be reported in IDIS at that time. In summary, it is estimated that 20,522 Oregonians will benefit from the activities funded under the CDBG program in PY2023 of which 11,547 (56.27%) will be low and moderate income. An abbreviated summary of the State's achievements through the end of PY 2023 are:

The State near or exceeded the annual goals for Public Works; SL1 Community Facilities; E03 Microenterprise Assistance; DH1 Community Facilities; SL3 Community Facilities and Community Capacity Technical Assistance and Housing Rehabilitation.

- 7 water and wastewater systems that are benefitting 67,094 people were funded.
- 112 housing units will be rehabilitated.
- The CDBG program leveraged \$4,166,500 in matching funds.

One capacity building activities to focus on actions in furthering fair housing was conducted, and they are benefitting non-entitlement communities statewide.

The state obligated its Program Year 2024 funds for activities in accordance, as much as possible, with the targets set in the 2024 Annual Action Plan.

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

Due to the capacity and the competing funding programs in the local level, we saw some slow down in the local in finalizing the development of projects that are ready for funding. Within 2024, the State awarded 100% of all obligated amount to fund the activities that would assist LMI communities in responding to the impact to the pandemic specifically for Food Banks, Child Care, and water line improvements to provide reliable water to the residents.

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

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

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

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

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

In 2024, OHCS physically inspected a total of 80 HOME funded properties, physically inspecting 292 HOME assisted units and conducting file reviews on 308 units.

For properties that received a file and/or physical audit during 2024, issues identified for corrective action include, but not limited to:

- The move-in TIC was incomplete and/or had incorrect gross rents.
- HOME forms not completed in its entirety or missing.
- Files reviewed were unorganized and hard to differentiate the HOME units.
- Incorrect income calculations.
- Student Status was not accurately reported/missing/incomplete at move-in or first year annual.
- Maximum Income and Rent Limits entered on the TIC do not correspond to the required and published limits applicable to the property.
- Housing Application located in some reviewed files did not conform to or contain sufficient information to determine eligibility.
- Other adult member(s), including those turned 18 years of age, need to be made party to lease.
- Missing screening reports.
- Air quality issues in units, such as mold/mildew present
- Site issues, such as overgrown vegetation, moss on roofs, clogged gutters.
- Common area issues, such as graffiti, damaged flooring.
- Units deficiencies, such as sink pop-ups missing/damaged, smoke detectors missing/inoperable, GFCI outlets not functioning, range hood fans inoperable, missing/damaged bedroom/closet doors, bug infestation, etc.



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

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

**Assessment of Affirmative Marketing Plans**

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

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

In 2023 (January 1 – December 31, 2023), OHCS received a total of \$159,855 in HOME Program Income. These funds will be allocated to a HOME funded rental project during 2024.

**Describe other actions taken to foster and maintain affordable housing.**

**91.220(k) Include the coordination of LIHTC with the development of affordable housing. 91.320(j)**

In 2023, OHCS HOME resources were included in the 9% LIHTC funding solicitations in order to leverage the impact of the two resources in a coordinated fashion. This allowed for HOME resources to support a greater number of units as a gap resource than if it had been offered as a standalone rental development funding source.

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

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

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

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance payments	0	0
Tenant-based rental assistance	60	94
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds	8	0
Permanent housing in the form of security deposits	15	24
Housing Information	50	64
Supportive services	60	94
<b>Total</b>	60 (unduplicated)	94 (unduplicated)

**Table 13 – HOPWA Number of Households Served**

The HOPWA program exceeded TBRA, housing information and support services goals for 2024 and assisted 94 households with tenant based rental assistance. 24 clients received permanent housing placement support in the form of security deposits. 64 waitlisted households received Housing Information. 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 2024 OHOP Formula grant continued to achieve very high levels of housing stability and reduced risks of homelessness. All outcomes (including leveraged services) were assessed directly from client-level service utilization data obtained through collaboration with the Ryan White Program (including the AIDS Drug Assistance Program), HIV/AIDS surveillance system, and LIHEAP program database.

# CR-56 – HTF 91.520(h)

A total of thirty-one (31) affordable rental projects have received HTF commitments in IDIS since the first allocation of HTF received by Oregon in 2016 with the first one being completed in 2021. In 2024, one (1) HTF projects were completed for a total of 20 units including 5 HTF assisted units being restricted at 30% AMI.

OHCS did not receive any emergency transfer requests in 2024.

**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	11	0	0	11	0	11

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

## CR-58 – Section 3

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

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	4	0	0	3
Total Labor Hours	0	33,120	0	0	62,175
Total Section 3 Worker Hours	0	0	0	0	16,880
Total Targeted Section 3 Worker Hours	0	0	0	0	2,043

Table 146 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0	0	0	0	1
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0	1	0	0	1
Direct, on-the job training (including apprenticeships).	0	0	0	0	1
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	1	0	0	0	0
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0	0	0	0	1
Outreach efforts to identify and secure bids from Section 3 business concerns.	2	1	0	0	1
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0	1	0	0	1
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0	1	0	0	0
Provided or connected residents with assistance in seeking employment including drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	2	0	0	0	0
Held one or more job fairs.	0	0	0	0	0
Provided or connected residents with supportive services that can provide direct services or referrals.	0	0	0	0	0
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0	0	0	0	0
Assisted residents with finding childcare.	0	0	0	0	0

Assisted residents to apply for or attend community college or a four-year educational institution.	0	0	0	0	0
Assisted residents to apply for or attend vocational/technical training.	0	0	0	0	0
Assisted residents to obtain financial literacy training and/or coaching.	0	0	0	0	0
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0	1	0	0	1
Provided or connected residents with training on computer use or online technologies.	1	0	0	0	0
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	1	1	0	0	0
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0	0	0	0	0
Other.	7	0	0	0	0

Table 17 – Qualitative Efforts - Number of Activities by Program

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

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

### For Paperwork Reduction Act

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

##### Basic Grant Information

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

##### ESG Contact Name

Prefix	Mr.
First Name	Cody
Middle Name	
Last Name	Sibley
Suffix	
Title	Homeless Services Program Coordinator

##### ESG Contact Address

Street Address 1	725 Summer Street NE
Street Address 2	Suite B
City	Salem
State	OR
ZIP Code	97301-
Phone Number	503-881-6986
Extension	
Fax Number	
Email Address	cody.sibley@hcs.oregon.gov

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

Program Year Start Date	01/01/2024
Program Year End Date	12/31/2024

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



**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:** \$31,852

**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:** \$48,816

**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:** \$33,446

**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:** \$32,871

**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:** \$142,445

**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:** \$179,164

**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:** \$318,688

**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:** \$267,051

**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:** \$157,705

**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:** \$71,808

**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:** \$56,490

**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:** \$88,352

**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:** \$54,413

**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:** \$123,251

**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:** \$158,642

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

**City:** St Helens

**State:** OR

**Zip Code:** 97501-1708

**DUNS Number:** 039792635

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

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

**ESG Subgrant or Contract Award Amount:** \$93,614

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

Oregon Housing and Community Service' subgrantees track in a Homeless Management Information System (HMIS) database all client data and ESG services provided, as required by HUD. Oregon Housing and Community Service instructs subgrantees to report this demographic data and information about services provided annually. ESG activities for 2024 are detailed in the Sage Report included as Attachment A of this plan.

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

## 10. Shelter Utilization

Number of New Units – Rehabbed	1
Number of New Units – Conversion	1
Total Number of bed - nights available	51,298
Total Number of beds	90,425

Table 24 – Shelter Capacity

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

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

The goal for the first measure is that 30 percent of all persons exiting the subgrantees' programs for homeless persons, exit to permanent housing. Actual data for 2024 shows 15.18 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, 85.43 percent of those contacted 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			
	2021	2022	2023	2024
Expenditures for Rental Assistance	0	14,516.64	197,909.35	38,565.04
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	31,596.39	8,811.41
Expenditures for Housing Relocation & Stabilization Services - Services	0	14,855.12	46,101.88	3,631.59
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0	0
<b>Subtotal Homelessness Prevention</b>	<b>\$0</b>	<b>\$29,371.76</b>	<b>\$275,607.62</b>	<b>\$51,008.04</b>

Table 25 – ESG Expenditures for Homelessness Prevention

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

	Dollar Amount of Expenditures in Program Year			
	2021	2022	2023	2024
Expenditures for Rental Assistance	0	31,084.98	3,370.01	3,508.53
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	58,942.33	0
Expenditures for Housing Relocation & Stabilization Services - Services	18,626.24	5,777.23	51,898.07	1,170.45
	0	0	0	
<b>Subtotal Rapid Re-Housing</b>	<b>\$78,024.19</b>	<b>\$36,862.21</b>	<b>\$114,210.41</b>	<b>\$4,678.98</b>

Table 26 – ESG Expenditures for Rapid Re-Housing

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

	<b>Dollar Amount of Expenditures in Program Year</b>			
	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
Essential Services	0	0	24,800.30	0
Operations	6,986.91	13,672.66	222,817.92	26,280.92
Renovation	0	57,986.83	32,961.79	0
Major Rehab	0	0	0	0
Conversion	0	0	0	0
<b>Subtotal</b>	<b>\$6,986.91</b>	<b>\$71,659.49</b>	<b>\$280,580.01</b>	<b>\$26,280.92</b>

Table 27 – ESG Expenditures for Emergency Shelter

**11d. Other Grant Expenditures**

	<b>Dollar Amount of Expenditures in Program Year</b>			
	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
Street Outreach	0	63,126.38	248,636	51,850.75
HMIS	6,523.26	15,442	308,105.99	56,204.29
Administration	1,657.91	23,859.83	82,043.06	13,462.88
<b>Subtotal</b>	<b>\$8,181.17</b>	<b>\$102,428.21</b>	<b>\$638,785.05</b>	<b>\$121,517.92</b>

Table 28 - Other Grant Expenditures

**11e. Total ESG Grant Funds**

<b>Total ESG Funds Expended</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
	33,794.32	240,321.67	1,309,183.09	203,485.86

Table 29 - Total ESG Funds Expended



**11f. Match Source**

	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
Other Non-ESG HUD Funds	20,110	0	116,605.93	0
Other Federal Funds	0	0	52,311.12	41,729.25
State Government	167,093	38,639.83	999,908.53	475,437.85
Local Government	0	21,317.14	54,608.11	449,621.29
Private Funds	0	163,123	376,287.96	48,303.59
Other	0	0	0	0
Fees	0	0	0	0
Program Income	0	0	0	0
<b>Total Match Amount</b>	<b>187,203</b>	<b>223,079.97</b>	<b>1,599,721.65</b>	<b>1,015,091.98</b>

**Table 30 - Other Funds Expended on Eligible ESG Activities****11g. Total**

<b>Total Amount of Funds Expended on ESG Activities</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
	220,997.32	463,401.64	2,908,904.74	1,218,577.84

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

# ATTACHMENTS

## PROGRAM REPORTS

- A. 2024 Sage Report (CR-65 ESG Person Assisted)

## FAIR HOUSING ACTION PLAN REPORT

- B. Oregon Fair Housing Action Plan 2024 Report

## ANNUAL PERFORMANCE REPORTS

- C. 2024 CDBG PER

## CITIZEN PARTICIPATION

- D. Citizen Participation Comments

## OHCS Project Inspections

- E. OHCS Project Inspection & File Review List