

Development Resources and Production

Section Factsheet

Section Overview

The **Development Resources and Production Section** administers the department's grant, tax credit, and low-interest loan programs for affordable rental housing developments. The Section works in cooperation with local partners to provide viable financing packages in order to carry out the department's mission to develop and preserve affordable housing, linked with appropriate services, throughout Oregon. The Section funds the acquisition of existing and new construction developments that range from housing for persons with special needs to housing for lower income working Oregonians. The developments may be funded through a combination of programs that include low interest loans (including tax-exempt bond financing), grants and tax incentives. Some programs may be accessed through the competitive Notice of Funds Availability (NOFA) application process, while other programs are open for application year around. Loan, grant and tax credit programs are summarized below.

CONTACT:

Roberto Franco, Assistant Director
 Affordable Rental Housing Division
 Phone: (503) 986-6757
 Email: Roberto.Franco@oregon.gov

Grant Programs

General Housing Account Program

The **General Housing Account Program (GHAP)** expands the state's supply of housing for low and very low-income Oregonians. GHAP resources support two primary activities: developing affordable multifamily housing and increasing the capacity of OHCS partners to meet the state's affordable housing needs. All projected uses are subject to revenue availability. 25% of GHAP funds are set aside to support Veterans.

For more information, [Edward Brown](#) at (503) 986-2082.
[Visit program webpage here.](#)

GHAP Capacity Building

OHCS will make GHAP resources available to enhance the capacity of multifamily affordable housing providers to develop and maintain assets. Funding capacity-building activities increases an organization's skills and ability to develop, preserve, and operate housing affordable to low- and very-low-income Oregonians.



	<p>OHCS will fund the following activities to achieve the program objective:</p> <ul style="list-style-type: none"> • Capacity Building Activity Grants • Training and Technical Assistance <p>For more information, Edward Brown at (503) 986-2082. Visit program webpage here.</p>																								
<p>HOME Investment Partnership Program</p>	<p>The HOME Investment Partnerships Program (HOME) provides federal funds for the development of affordable housing for low- and very low-income households. The department is responsible for administering the HOME Program for non-entitlement or rural Oregon.</p> <p>Each of Oregon's HOME administering agencies or Participating Jurisdictions bases the design and priorities of its program on the local Consolidated Plan; therefore, each Participating Jurisdiction's HOME Program will have different program components and local requirements. Currently, eligible activities under the state's program include acquisition, new construction and rehabilitation of rental housing, and tenant-based rental assistance (through the department's Low-Income Rental Housing Assistance Program). Activities funded must benefit households of low- and very low-income.</p> <p>If a proposed development is located in one of the following areas, project sponsors should contact the person listed for information on the local HOME Program:</p> <table border="1" data-bbox="454 1029 1429 1449"> <thead> <tr> <th>Participating Jurisdiction</th> <th>Phone</th> <th>Participating Jurisdiction</th> <th>Phone</th> </tr> </thead> <tbody> <tr> <td>City of Beaverton</td> <td>(503) 526-2533</td> <td>City of Salem</td> <td>(503) 588-6178</td> </tr> <tr> <td>City of Corvallis</td> <td>(541) 766-6944</td> <td>City of Springfield</td> <td>(541) 726-3799</td> </tr> <tr> <td>City of Eugene</td> <td>(541) 682-5071</td> <td>Clackamas County</td> <td>(503) 655-8591</td> </tr> <tr> <td>City of Gresham</td> <td>(503) 618-2504</td> <td>Washington County</td> <td>(503) 846-8663</td> </tr> <tr> <td>City of Portland</td> <td>(503) 823-2388</td> <td></td> <td></td> </tr> </tbody> </table> <p>For the rest of the state, contact: Edward Brown at (503) 986-2082. Visit webpage here.</p>	Participating Jurisdiction	Phone	Participating Jurisdiction	Phone	City of Beaverton	(503) 526-2533	City of Salem	(503) 588-6178	City of Corvallis	(541) 766-6944	City of Springfield	(541) 726-3799	City of Eugene	(541) 682-5071	Clackamas County	(503) 655-8591	City of Gresham	(503) 618-2504	Washington County	(503) 846-8663	City of Portland	(503) 823-2388		
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<p>National Housing Trust Fund Program</p>	<p>The National Housing Trust Fund (HTF) is a formula grant program to be administered by states which is intended to increase and preserve the supply of decent, safe, sanitary, and affordable housing, primarily rental housing, for extremely low-income and very low-income households.</p>																								



	<p>HUD has developed the proposed program rule for the Housing Trust Fund to mirror the HOME Program regulations in an effort to consolidate similar programs, improve the coordination of local and regional planning efforts and activity delivery, and reduce the administrative burden placed on grantees overall. Many of the HTF requirements are similar to HOME.</p> <p>For more information, contact Edward Brown at (503) 986-2082. Webpage coming soon</p>
<p>Housing Development Grant Program</p>	<p>The Housing Development Grant Program (“Trust Fund”) was created to expand Oregon’s housing supply for low- and very low-income families and individuals by providing funds for new construction or to acquire and/or rehabilitate existing structures.</p> <p>Trust Fund applications are accepted during OHCS’ Notice of Funds Availability (NOFA) application process. The maximum funding amount for any one project is \$500,000 per funding cycle. Applicants are encouraged to leverage grant dollars with other public and private funds. Preference will be given to projects with resident services geared towards the needs of the residents (i.e. daycare, job counseling, emergency assistance, finance management). Trust Fund dollars are allocated throughout Oregon based on regional unmet needs.</p> <p>For more information, contact Edward Brown at (503) 986-2082. Visit program webpage here.</p>
<p>Multifamily Energy Program</p>	<p>The new Multifamily Energy Program (OR-MEP) is funded as a result of Legislative action in the 1999-2001 Session. Funds can be used to increase the efficiency of heating and other uses of energy in multifamily housing through the installation of energy-efficient insulation, windows, appliances, light fixtures and other energy-reducing activities.</p> <p>Now open to all income-eligible projects, NOFA and non-NOFA, participation is easier than ever. Scaled incentives based on three participation pathways offer flexible options that can be tailored to each project’s needs.</p> <p>Continued on next page – NOFA and OHCS bond funded projects are encouraged to leverage OHCS weatherization funds for which they will be able to get a conditional reservation in advance of the NOFA application.</p> <p>For more information, contact Dan Elliott at (503) 986-2016. Visit program webpage here.</p>

Tax Credit Programs

Agriculture Workforce Housing Tax Credit (AWHTC)

The **Agriculture Workforce Housing Tax Credit (AWHTC) Program** is designed to give a state income tax credit to investors who incur costs to construct, install, acquire or rehabilitate agriculture workforce housing. The tax credit may be taken on 50 percent of the eligible costs actually paid or incurred to complete a farmworker housing project. The total amount of available credits for each calendar year is \$3.625 million. There is a set-aside for on-farm projects of \$750,000. 100 percent of the credit may be transferred to a contributor of the project.

For more information, [Martin Jarvis](#) at (503) 986-6731.
[Visit webpage here.](#)

Low Income Housing Tax Credit (LIHTC)

The **Low Income Housing Tax Credit (LIHTC) Program** provides federal income tax credits to developers who construct, rehabilitate, or acquire and rehabilitate qualified low-income rental housing. These development projects encompass multifamily and single-family rental housing units. Eligible applicants include both for-profit and nonprofit sponsors. These credits are issued through a competitive Notice of Funds Availability (NOFA) application process and a non-competitive application process. The department reserves and allocates credits on eligible properties. The department has set-aside a minimum of 10 percent of the credit authority for each calendar year for nonprofit sponsors and has another discretionary set-aside of 35 percent for preservation.

For more information, contact [Tai Dunson-Strane](#) at (503) 986-0963.
[Visit program webpage here.](#)

Oregon Affordable Housing Tax Credit (OAHTC)

The **Oregon Affordable Housing Tax Credit (OAHTC) Program** provides a state income tax credit for affordable housing loans for which a lender reduces the interest rate by up to four percent. Applications must demonstrate a 20 year term that the benefit of the tax credit will be entirely passed on to reduce tenants rent. Exceptions to this are available to manufactured parks and preservation projects.

For more information, contact [Tai Dunson-Strane](#) at (503) 986-0963.
[Visit program webpage here.](#)

Loan Programs

Local Innovation and Fast Track (LIFT) Rental Housing Program

The objective of the **Local Innovation and Fast Track (LIFT) Rental Housing Program** is to expand the state's supply of affordable housing.

OHCS staff worked with the OHCS Housing Stability Council and program stakeholders to develop a plan to efficiently use the funds and maximize the impact the program will have in communities across the state. Key to the LIFT Rental program design was identifying an effective way to use the Article XI-Q bond funding for housing development. The funding source requires that the state retain an operating interest in any real property development funded with LIFT.

The primary goals of the LIFT Rental program are to create: 1) new affordable housing units for historically underserved communities, such as rural communities and communities of color, 2) innovative models of affordable housing that can be replicated, 3) affordable housing that is constructed and placed in service quickly, 4) building strategies that require lower state subsidy or results in a lower cost of affordable housing development.

Housing created must serve families earning at or below 60% County Area Median Income (AMI) for rental housing and families earning at or below 80% County AMI for homeownership (as defined in ORS). There is a focus on service connections including, but not limited, to those from the Oregon Department of Human Services (DHS) child welfare or family self-sufficiency programs, Community Action Agencies, Coordinated Care Organizations, and Homeownership Centers.

For more information, contact [Amy Cole](#) at (503) 986-6891. [Visit program webpage here.](#)

Oregon Rural Rehabilitation Loan Program

The **Oregon Rural Rehabilitation (ORR) Loan Program** is designed to defray costs associated with building, maintaining, and rehabilitating farmworker housing. The program's starting capital came from a transfer of funds from the Oregon Department of State Lands. (The original funds were provided through the Secretary of Agriculture and designed to carry out the Bankhead-Jones Farm Tenant Act for the purpose of developing and/or preserving farmworker housing in accordance with the charter of the Oregon Rural Rehabilitation Corporation.)

For more information, contact [Martin Jarvis](#) at (503) 986-6731. [Learn more, visit webpage here.](#)



<p>Pass-Through Revenue Bond Financing (Conduit) Program</p>	<p>OHCS provides bond issuance services and does not provide the loan or credit enhancement. This program provides funds to finance the construction, rehabilitation and acquisition of multi-unit affordable housing for lower-income Oregonians. The program objectives include additional flexibility in loan structure. Agency staff partner with the developer, lender(s), and equity investor to coordinate concurrent underwriting and funding approvals.</p>
	<p>For more information, contact Casey Baumann at (503) 986-2049 Learn more, visit webpage here.</p>

Preservation Programs

<p>HUD 811 Project Rental Assistance</p>	<p>Oregon Housing and Community Services (OHCS), in partnership with the Department of Human Services and Oregon Health Authority, is committed to providing supportive housing opportunities through the HUD 811 Project Rental Assistance (PRA) program for extremely low-income Oregonians with severe and persistent mental illness, intellectual disabilities, and/or developmental disabilities.</p>
	<p>OHCS received funding from the Department of Housing and Urban Development (HUD) to integrate approximately seventy-five (75) 811 PRA subsidized units into properties located throughout the State of Oregon funded with federal, state, and/or local programs such as Low-Income Housing Tax Credits (LIHTC), and HOME.</p>
	<p>For more information, contact Melinda Alfaro at 503-986-2113 Learn more, visit webpage here.</p>
<p>Publicly Supported Housing Preservation Program (now under Portfolio Administration Section)</p>	<p>The Publicly Supported Housing Preservation Program is a result of HB 2002 (2017). Owners must provide notices to local government (affecting the property) and OHCS. Notices are due starting at least 2 years prior to when the affordability restrictions will expire and 13-months prior to when the property would be withdrawn from publicly supported housing. Local government and OHCS are jointly known as “qualified purchasers”. The 13-month notice provides the “Opportunity to Offer to Purchase” of the property for qualified purchasers, which have 90 days from the notice to make an offer. Owners are not required to accept any of the qualified purchaser offers, but are also limited to time lines in which they can sell to a third-party once the notices have been sent. Properties subject to this program are multifamily rental housing developments with a minimum of 5 units with affordability restrictions. Restrictions can be from project-based rental assistance from HUD or RD, or from OHCS (tax credits, grants, loans). Local government can also apply to OHCS to include their local subsidy programs in the preservation program. The state’s inventory of affordable housing, known as “Oregon Affordable Housing Inventory (OAHI)”, is a vital part of the preservation program for compliance monitoring purposes and informing the</p>



	<p>public of a property's status of potential withdrawal from publicly supported housing based on expiration/termination dates.</p>
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For more information, contact [Dolores Vance](#) at (503) 986-0966.
[Website coming soon](#)

For more information, please contact:

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