



OHCS Statewide Housing Plan Year 2 Quarter 4 Update June 2021

EQUITY AND RACIAL JUSTICE

5-Year Target Status: Identifying baseline for ERJ metric related to procurement and contracting

Equity and Racial Justice Year 2 Strategies

1. Adopt an approach to advance equity and racial justice, informed by promising practices and lived experience of communities of color
2. Create and maintain system to analyze and remove barriers to access and opportunity within OHCS programs to ensure equitable outcomes
3. Improve ability to track, analyze, and measure program performance on equity goals

Key Achievements

- Each equity committee has started to develop and implement their annual plans:
 - The Diversity and Inclusion committee leads the first OHCS affinity group for staff
 - The Professional Equity Growth Empowerment committee supports staff professional development and training agencywide
 - Equity Lab selected a racial equity tool that has been piloted on five programs
 - The Data Equity Workgroup is developing a reference document for research justice definitions and identifying supportive training
- Introduced OHCS' ERJ leadership training proposal for management-level staff
- Hired OHCS' first community engagement staff to focus on agricultural workforce housing and Tribal engagement

Key Risk: It is challenging to coordinate and align multiple ERJ committee spaces that are separate but connected. Navigating scope and decision-making authority for committees is also a challenge.

HOMELESSNESS

5-Year Target Status: 82% housed (target is 85%) after six months of receiving services (as of 6/30/20)

Homelessness Year 2 Strategies

1. Build capacity and collaborate to implement proven models to promote housing stability
2. Enhance homeless service provider data and research capability to better evaluate investments
3. Expand services to support housing retention and homeless risk mitigation

Key Achievements

- Conducted outreach for the Low-Income Household Water Assistance (LIHWA) program – including culturally specific organizations, utility providers, and service providers
- Launched the Oregon Emergency Rental Assistance program and a statewide application portal for rental assistance
- Completed our Emergency Solutions Grant – COVID 2 (ESG-CV2) Request for Application process and provided 5 trainings prior to grant execution
- Initiated a contract with the Homelessness Research and Action Collaborative at Portland State University to study homelessness during the pandemic and advise our funding formula

Key Risk: OHCS and partner staffing capacity is strained. The Oregon Emergency Rental Assistance program has a backlog of applications to be reviewed and ESG-CV2 grantees need to staff up to implement programs.

PERMANENT SUPPORTIVE HOUSING

5-Year Target Status: 895 out of 1,000 units

Permanent Supportive Housing Year 2 Strategies

1. Coordinate with partners in local government and continuums of care to support development of permanent supportive housing
2. Identify barriers and increase capacity for PSH development and effective operation

3. Explore development of a state-funded tenant and project-based rental assistance program

Key Achievements

- Completed scoring of the 2021 PSH NOFA round and awarded funds to 5 projects, for a total of 143 additional PSH units
- Conducted an equity review of the strategy for PSH Services Funding to support the pilot of the Equity Lab's selected racial equity toolkit

Key Risk: Collaboration across OHCS teams, among competing priorities and staffing challenges, to support administration of rental assistance and reporting. Developing a feasible and realistic service compliance strategy will be challenging.



AFFORDABLE RENTAL HOUSING

5-Year Target Status: 17,699 out of 25,000 units

Affordable Rental Housing Year 2 Strategies

1. Make housing development resources available in a consistent and predictable format to help communities build a pipeline of housing supply aligned with local funders
2. Align funding priorities to respond to areas of greatest need and take advantage of opportunities for greater reach and leverage
3. Identify and implement innovations in financing for the acquisition of land and preservation of affordable and low-cost rental housing to provide a greater range of tools for affordable housing

Key Achievements

- Finalized 2021 LIFT NOFA and awarded funds to 12 projects for a total of 1,151 units
- Implementing MWESB compliance policy in scoring developer projects and collecting information for existing projects in the pipeline
- Completed scoring for 2021 HOME and 9% LIHTC NOFAs

Key Risks: Rising development costs are creating major funding gaps and putting projects at risk. Another risk is ensuring staff are not overwhelmed by the production workload.



HOMEOWNERSHIP

5-Year Target Status: 1,046 out of 6,500 home loans

Homeownership Year 2 Strategies

1. Expand and explore innovative programs that address an unmet need for low- and moderate-income potential homebuyers
2. Engage in culturally specific and culturally responsive organizations to connect communities of color to OHCS homeownership programs

3. Expand and better coordinate programs that support homeowners to stay in their homes and keep their homes safe, energy efficient, and healthy
4. Support low-cost homeownership opportunities through manufactured housing

Key Achievements

- Awarded \$9M in manufactured housing park acquisition funds and issued first commitment letter for the Manufactured Housing Replacement Program
- Supported Legislative fixes to HB 2896 to help manufactured homeowners who lost their homes or were impacted by wildfires
- A Master Servicer was selected for the Flex Lending program
- Expanded outreach to more culturally specific organizations, Tribal Nations, and new statewide partners

Key Risk: Limited staffing resources to support standing up new federal- and state-funded programs. Wildfire recovery support requires additional funding and staffing, with increasing pressure to move quickly.



RURAL COMMUNITIES

5-Year Target Status: 1,958 out of 2,542 units

Rural Communities Year 2 Strategies

1. Build relationships with providers, development partners, local government, and tribal communities to facilitate access to resources
2. Tailor programs for small towns and rural communities to the needs/context of those areas
3. Develop strategies to meet farmworker needs and engage the agricultural community to understand their needs

Key Achievements

- First two 2021 NOFAs finalized and include 318 rural LIFT units and 72 rural PSH units
- 2021 Small Projects NOFA released with Agricultural Workforce Housing Tax Credit (AWHTC) integrated into it for the first time
- Continuation of the Agricultural Workforce Housing Study in 4 counties to identify housing opportunities and needs

Key Risks: There are housing gaps created by increasing development costs in areas without many local options for resources. Another key risk is the current wildfire season that continues to damage mostly rural communities across the state.