

Oregon Housing & Community Services **2023 Draft Legislative Agenda: Affordable Rental Housing Division**

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Message from Executive Director Andrea Bell



Legislative Planning Process

- State agencies are required to plan next biennium budget advance using:
 - **Legislative Concepts** (change to statutes)
 - **Policy Option Packages** (resource asks)
- The next Governor must balance the state budget considering enterprise-wide needs, including vital health care, education, and others.
- Changes in leadership: unknown Governor, new legislative leadership, new agency leadership.

Key Dates

May 13 OHCS legislative agenda survey opens

May 30 OHCS legislative agenda survey closes

May 18 revenue forecast

June 3 legislative concept details finalized

September budget details submitted to DAS

January 2023 Governor's Recommended Budget released

January 2023 Legislative Session begins

Guiding principles



- This is the last legislative agenda informed by the current Statewide Housing Plan.
- Push proven investments that are sustainable, resilient, systemic, & upstream.
- Acknowledge and accept accountability for government's role in creating and exacerbating housing disparities among communities of color and other marginalized communities.

**Breaking
New Ground**
OREGON'S STATEWIDE HOUSING PLAN

2019-2023

Oregon Housing & Community Services

2023 Draft Legislative Agenda



Draft 2023 Legislative Agenda

Agencywide Legislative Concepts

This year our agency will work on clarifying statutory language to improve agency operations. Here is a quick summary:

- Clarity for procurement purchase authority and how the public contracting code applies to OHCS goods and services.
- Revisions to Housing Stability Council rulemaking role to create consistency in agency programs.
- General account statute clean up – removing defunct account statutes, updating program names, and removing unnecessary program requirements that conflict with program policy statute.
- Technical fixes to confirm income limits (Oregon Affordable Housing Tax Credit) and ensure tribal governments are eligible for General Housing Account Program funds.

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Agencywide Policy Option Packages

- **Training and Technical Assistance:** Will build capacity of organizations, support their ability to move their mission-critical work forward, and ensure the system of housing providers, including OHCS, effectively addresses the most pressing housing issues in each community.
- **Language Access:** This policy option package will help provide a consistent approach for the agency to better understand and develop materials to better meet accessibility needs.
- **Grant Management Solutions:** Will modernize the grants management software, which will improve the agency's ability to deliver funds, track and manage grants, and provide reports that allow us to track services and financial spend down more effectively. This comprehensive system will allow us to deliver services to Oregonians faster and more easily.

Draft 2023 Legislative Agenda Investments

Affordable Rental Housing		Homeownership		Housing Stabilization		Agencywide	
Local Innovation Fast Track (LIFT) Rental Program	\$200M – Bonds	Homeowner Protection Program	\$13M	Individual Development Account (IDA) Investment	\$40M	Language Access Resources	\$1.2M
Permanent Supportive Housing (PSH) Program	\$10M + \$75M – Bonds	Affordable Homeownership Development Program	\$25M	Eviction Prevention Resources	\$60M	Training & Technical Assistance Support	\$25M
Affordable Housing Preservation Package	\$175M	Resources for Homeowners of Manufactured Housing	\$8M	Long Term Rental Assistance (Youth & Families)	\$39M	Grant Management Solutions	TBD
Co-Location (CARE)	\$20M	Foreclosure Counseling Resources	\$2M	Shelter Investments	\$70.5M	Disaster Recovery & Resilience	
Land Acquisition Program (LAP)	\$10M	Down Payment Assistance with Flex Lending	\$25M	Data Coordination (HMIS)	\$2M		
Authorize Family Self-Sufficiency for Section 8 Portfolio (no state funding request)							

Refer to the [OHCS DRAFT 2023 Legislative Agenda Memo](#) for more information.

Over \$800M in investments



Affordable Rental Housing Division

2023 Draft Legislative Agenda

Legislative Concepts: Technical fixes, expansions, and placeholders

Private Activity Bond (PAB)

- Placeholder pending ongoing conversations with Public Housing Authorities and other partners. The bill will seek to establish statewide coordination, led by OHCS, of this constrained resource.
- PABs are federally directed resources used to develop affordable housing and other economic benefits. For the first time, Oregon has hit the PAB cap, constraining our ability to leverage state and local development funds in building and preserving affordable homes.

Mixed-Income Development Statute Adjustment

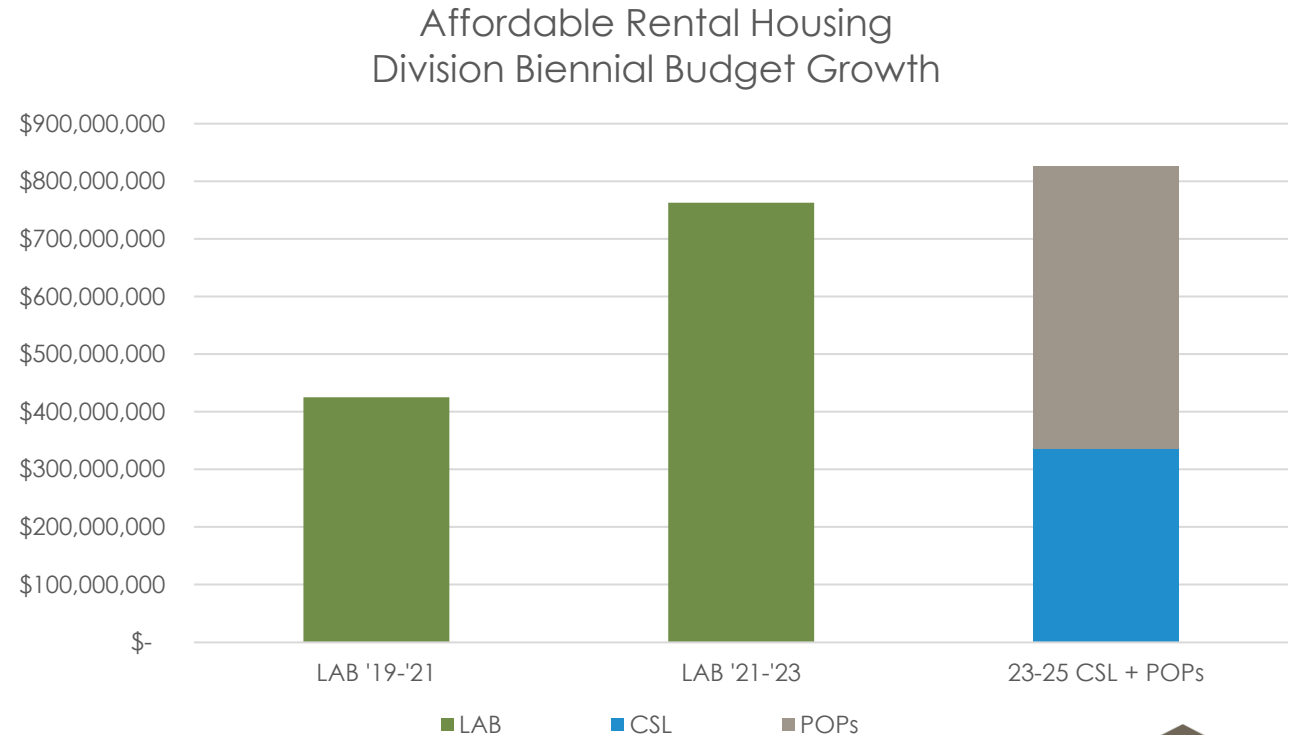
- Current statute restricts OHCS public resources from funding affordable units of mixed-income projects with fewer than 70% of total affordable units. This fix seeks flexibility to fund affordable units in developments with less than 70% total affordable units



Draft 2023 Legislative Agenda Investments 2019-2021, 2021-23, and 2023-2025 Budgets

Permanent resources include:

- Rental subsidies: PSH, HUD 811, HUD contract administration, Section 8, (Federal and State funds)
- Development: HOME, Low Income Housing Tax Credits, Oregon Affordable Housing Tax Credit, Agricultural Worker Housing Tax Credit, General Housing Assistance Program, veterans' housing (Federal and document recording see funds)



Draft Investment asks \$490 million

Article XI-Q Bond requests \$275M:

- Permanent Supportive Housing (PSH) Development (XI \$75M + General Fund \$10M)
- Local Innovation Fast Track (LIFT) – rental housing (XI \$200M)

Other requests \$215M:

- Affordable Housing Preservation Package: \$175 M (General Fund and/or Lottery Backed Bonds)
- Co-location Expansion: \$20 M (General Fund)
- Land Acquisition Program: \$10 M (General Fund or Lottery Backed Bonds)



Local Innovation and Fast Track (LIFT) - Rental

Investment request: **\$200M**

- LIFT prioritizes reaching families in underserved communities, namely communities of color and rural communities.
- Established in 2016, LIFT Rental has supported development of more than 5,200 affordable, family homes (as of 5/5/22).
- Projected to generate 1,200-1,500 affordable rental homes



Permanent Supportive Housing (PSH)

PSH is an evidenced-based best practice that combines affordable housing with supports and services to more effectively serve our most vulnerable populations, including people who are or are at risk of homelessness or institutionalization.



Investment Request:

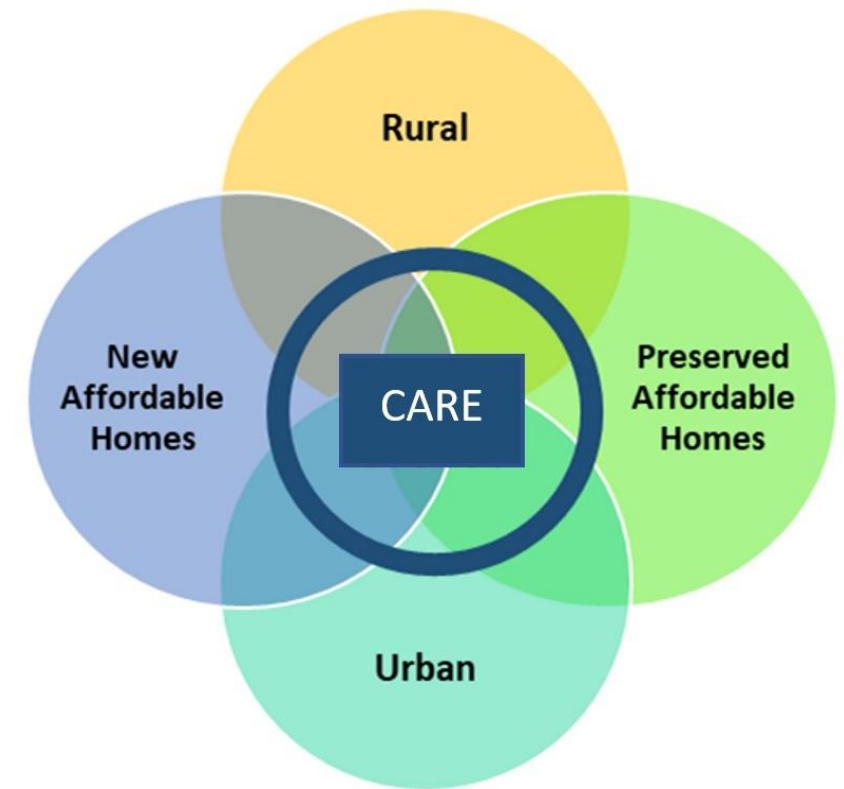
- Development resources **\$75M**
 - Rental subsidy and services for 500 slots, risk mitigation fund **\$10M**
- General Fund** (placeholder number)

Co-location of Affordable Housing and Early Childhood Education Centers

Investment Request: **\$20M General Fund**

The majority of Oregon counties are childcare deserts and lack affordable housing. These funds will support childcare centers and early learning center development co-located within affordable housing projects. OHCS will prioritize proposals from developers with a demonstrated commitment to equity within their workforce.

New resources will leverage a 2021 state investment of \$10M and other public and philanthropic funds.



Family Self-Sufficiency for Section 8 Portfolio

- OHCS is a HUD contract administrator for Section 8 properties.
- HUD's Family Self Sufficiency (FSS) program has successfully helped Public Housing residents and Section 8 tenants achieve economic self-sufficiency for over 25 years.
- This will authorize staffing and expenditures to expand the successful FSS program and allow for increased services for residents of OHCS HUD assistance units.

Land Acquisition Program (LAP)

Investment Request: **\$10M**

Projected to be the last infusion of state funds needed

- LAP assists organizations in the purchase of land for the development of affordable housing, both for rent and purchase.
- LAP loans have a maximum 8-year timeframe and are repaid upon construction financing; funds are revolved back into the program for future loans.



Affordable Housing Preservation

Investment Request: **\$175M**

- Dedicated funds to the preservation of [Publicly Supported Housing \(PuSH\)](#) properties with expiring affordability and/or termination of federal subsidies.
- Resources to address life, health, and safety concerns for affordable housing developments.
- Modest rehab, climate retrofitting, and operating resources.
- Manufactured home park acquisition.

Next steps

- Survey will be released by Friday, May 13 and responses are due Monday, May 30.
- OHCS will post updates and additional materials to: <https://www.oregon.gov/ohcs/about-us/Pages/government-relations.aspx>
- Sign up for the legislative updates [mailing list!](#)

Questions?

Visit our [website](#) for more information.

Survey will be open Friday, May 13 to
Monday, May 30.

Thank you!

Please reach out with any questions:
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