



Presentation to  
House Committee on  
Human Services and Housing

Margaret S. Salazar, Director  
February 7<sup>th</sup>, 2017

# OHCS History

Housing Division of Department of Commerce created in 1971

Freestanding Housing Finance Agency (HFA) created in 1987

Today, throughout the country, HFAs:

- Issue federal tax-exempt bonds
- Issue federal low income housing tax credits
- Award various HUD grants
- Hardest Hit Funds from US Treasury

Community Services incorporated in 1991

OHCS' role evolved over time to administer:

- HUD Section 8 project-based contract administration statewide
- Entitlement Grants
- State-funded financing tools

# Vision and Mission

## Vision

All Oregonians have the opportunity to pursue prosperity and live free from poverty.

## Mission

We provide stable and affordable housing and engage leaders to develop integrated statewide policy that addresses poverty and provides opportunity for Oregonians.

# Improving the Lives of More Oregonians

Equity  
Fiscal Sustainability  
Opportunity for Prosperity

Cross-Agency Strategic Alignment

Health  
Outcomes

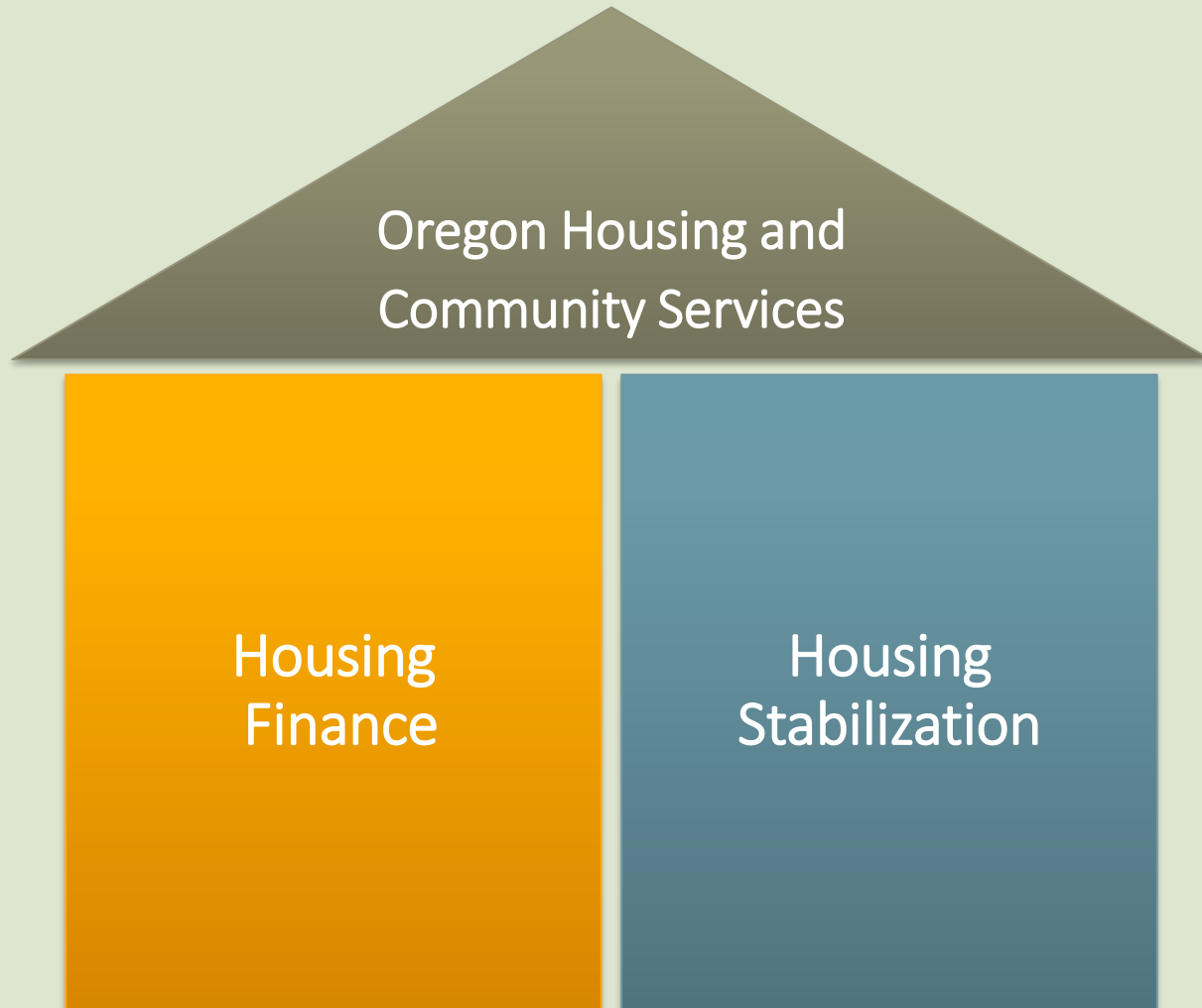
Safety  
Outcomes

Education  
Outcomes

Economic  
Outcomes

Housing is Foundational

# Our Work



# Secretary of State Performance Audit

## Focus

Affordable housing preservation and agency operations

## Findings

- Data and Technology
- Strategic Planning and Statewide Housing Plan
- Communication and Transparency

# OHCS Programs



Homelessness Prevention



Individual Development Accounts



Energy Assistance



Weatherization



Multifamily Housing



Homeownership

# Homelessness Prevention



Homelessness prevention programs assist low or very low-income people who are homeless or are at-risk of becoming homeless.

**Funding Sources:** Emergency Housing Assistance (EHA), State Homeless Assistance Program (SHAP), Low-Income Rental Housing Fund (LIRHF), Elderly Rental Assistance (ERA), and Emergency Solutions Grant (ESG).

- 16,208 unduplicated homeless and at-risk of homeless households served during FY 2015-16

**We are:**

- Integrating housing and healthcare
- Partnering with DHS data warehouse to expand data analysis and coordination of services



# Homelessness Prevention



## EHA In Action

**Provider:** United Community Action Network (UCAN), Josephine County

**Funding Sources:** EHA + HUD Homelessness Prevention and Rapid Rehousing Program, HUD Emergency Solutions Grant, Addictions and Mental Health(OHA), HUD Continuums of Care

Tawyna Baker, a single mother of 3 children, was released from prison in April, 2009 with nowhere to go. Three weeks after release she was sent to Josephine County Jail where she learned about available resources at UCAN.

UCAN provided rental assistance that kept her off the street. Her case manager guided her into financial counseling, substance abuse services, and helped her re-enroll in college classes.

Today, Tawnya is 8.5 years sober, employed full-time as a Certified Alcohol and Drug Counselor, serves on the board for Welcome Home Oregon, holds an Associate of Applied Science degree, and has nearly completed a bachelor's program at Southern Oregon University.

# Homelessness Prevention



## EHA In Action

United Community Action Network (UCAN), Josephine County

*“Today I am employed full-time and have worked at the same agency for almost 5 years. I believe that having my basic housing needs met is what helped me build the confidence I needed to achieve the goals that seemed unattainable when I was homeless. I refer my clients that want change in **their** lives to UCAN for housing because I know that housing stability was most important for me.”*

*-Tawnya Baker*



# Individual Development Accounts



The **Oregon Individual Development Account (IDA) Initiative** was created in 1999 by the Oregon State Legislature and is funded by the Oregon IDA Tax Credit. It is the largest IDA Initiative in the country.

- Currently there are more than 3,300 active participants
- In CY 2016, 1,043 IDA participants were IDA graduates.
- Provides 3 to 1 matched savings accounts and financial education towards defined goals: education, small business startup, homeownership, home repair, adaptive equipment, credit building, and housing for youth aging out of foster care.
- 35.8% of IDAs used for education; 28.5% used for home purchase and 22.2% used for business startup or expansion
- Collaboration with OHCS, Dept. of Revenue, Neighborhood Partnership (NP) and local fiduciary organizations

# Individual Development Accounts



## Getting a Ride To Work – Kari Garfield

Rising housing costs in Bend make it hard for low-income residents to find adequate employment close to home.

Lack of access to transportation creates a major barrier to employment—a barrier NeighborImpact’s IDA program aims to break down by matching clients’ money as they save for vehicles. Kari Garfield graduated the program in November 2015 and was finally able to buy a car.



*“I’m in AA, and my sponsor told me about the program. I was on a bike. I had gone through rehab to get over obstacles to get a job. In the last two years I had to get a job that was really close to home, like, within a mile so I could ride my bike in the weather. So now I’m able to look for a better job.”*

# Individual Development Accounts



*"I had never really saved for anything like that before, you know? So I just set a goal."*

*-Kari Garfield*



The IDA program includes training in financial skills, so that clients can continue saving after they graduate: "I have learned how to save money and plan for the future. I have learned how to use credit and a savings account. The IDA program has helped me to succeed in bettering my life. I am so grateful to NeighborImpact and everything they have done for me," Kari says.

Oregon Housing and Community Services

# State Housing Plan: Market Analysis, Needs Assessment, & Regional Profiles

Presented by Megan Bolton, Senior Research Analyst



# Approach to Statewide Housing Plan

- Five year look based on review of the needs and conditions
- Alignment with other agencies
- Sets agency priorities
- Investment strategy supported by data and needs assessment
- Consider equitable outcomes, overcome barriers, reduce historic and instructional disparities

# Statewide Housing Plan: Data Sources

Data sources used for the Market Analysis & Needs Assessment include:

- American Community Survey
- Decennial Census
- Building Permits Survey
- Housing Vacancy Survey
- Local RMLS data
- CoreLogic
- Fair Market Rents
- OHCS Inventory of Affordable Housing (compiled from 30+ sources)
- Location Affordability Index
- HUD's CHAS data
- Internal data



## Statewide Housing Plan: Market Analysis Overview

- Population, Demographics, and Household Composition
- Housing Stock (Building types, Number of bedrooms, etc.)
- Housing Production
- Homeownership Rates; Foreclosure and Delinquency Rates
- Vacancy Rates
- Housing Values and Home Sales
- Rental Costs
- Housing Conditions (year built, overcrowding, substandard)

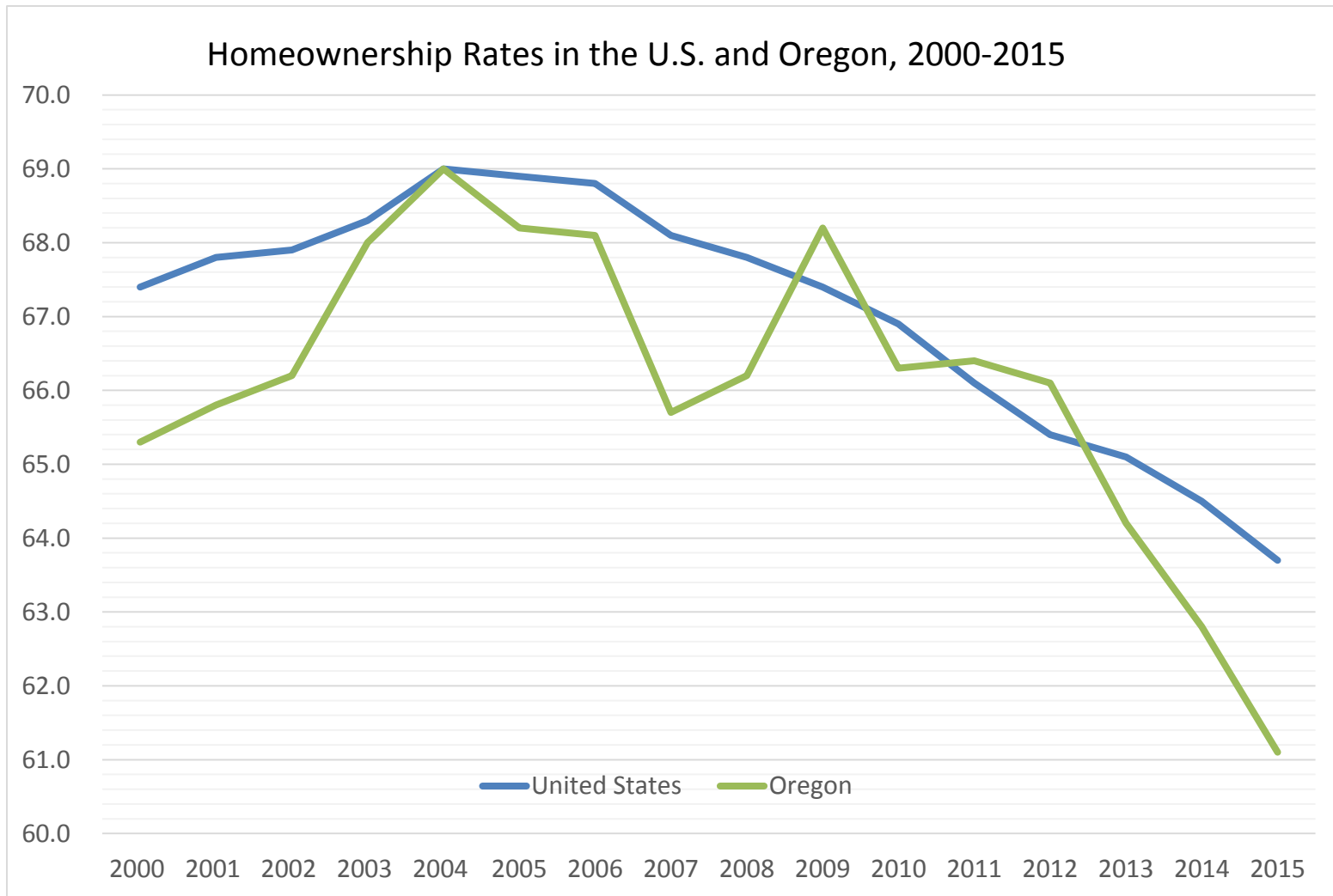
# Statewide Housing Plan: Needs Assessment Overview

- Household Income and Poverty
- Housing Affordability Gap
- Housing Cost Burden
- Housing and Transportation
- Homelessness
- Inventory of Affordable Housing
- Housing Needs of Populations with Special Needs

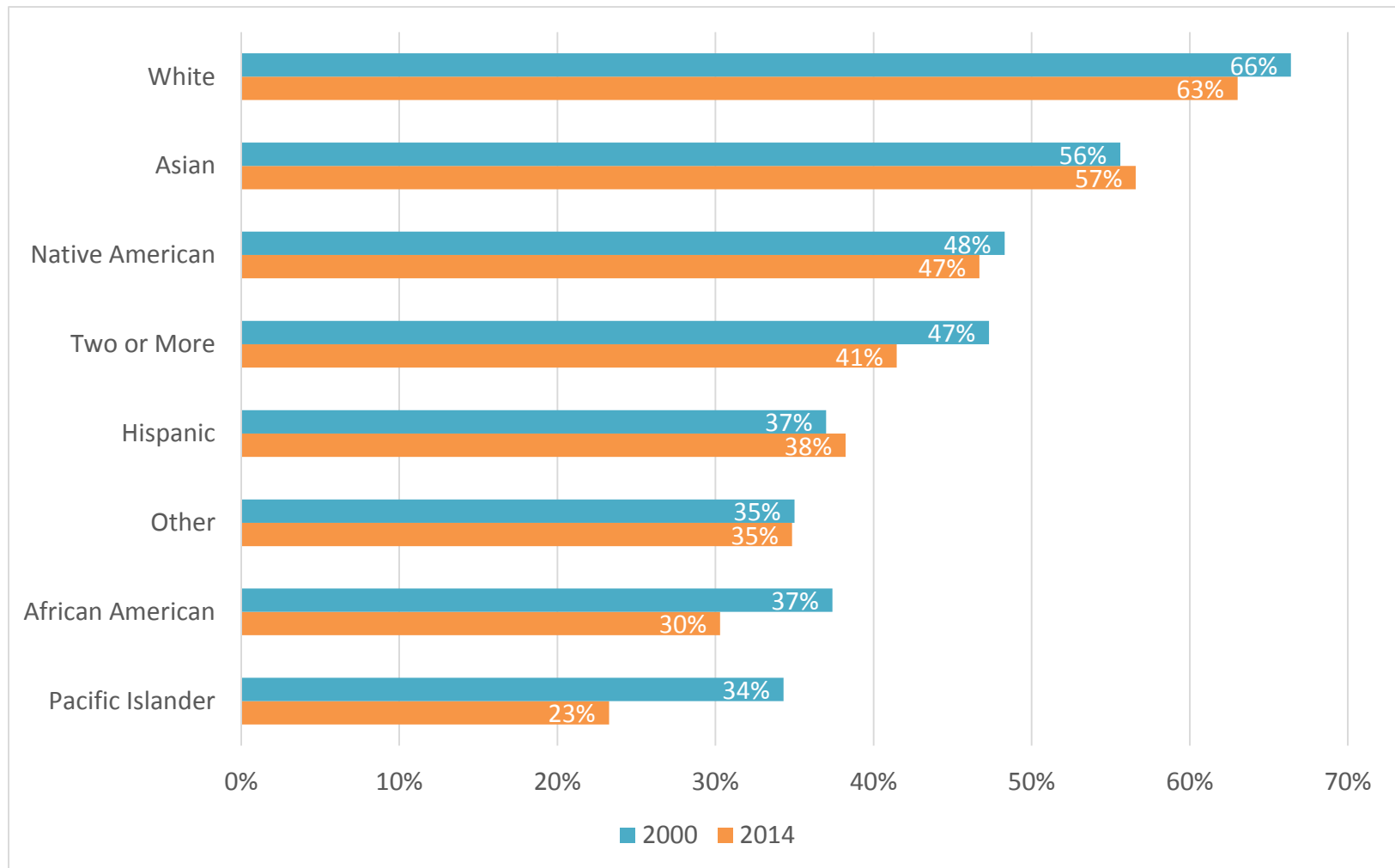
# Population and Demographics

- Oregon's population is now over 4 million, and was the 10<sup>th</sup> fastest growing state from 2014 to 2015.
  - More than three-fourths of growth due to migration
- Population is aging: 16% of population is over age 65, compared to 12.8% in 2000; expected to rise to 18.5% by 2020.
- Rate of growth among people of color was 63% from 2000 to 2014, compared to a growth rate of 7% among the white population.

# Homeownership Rates Declining

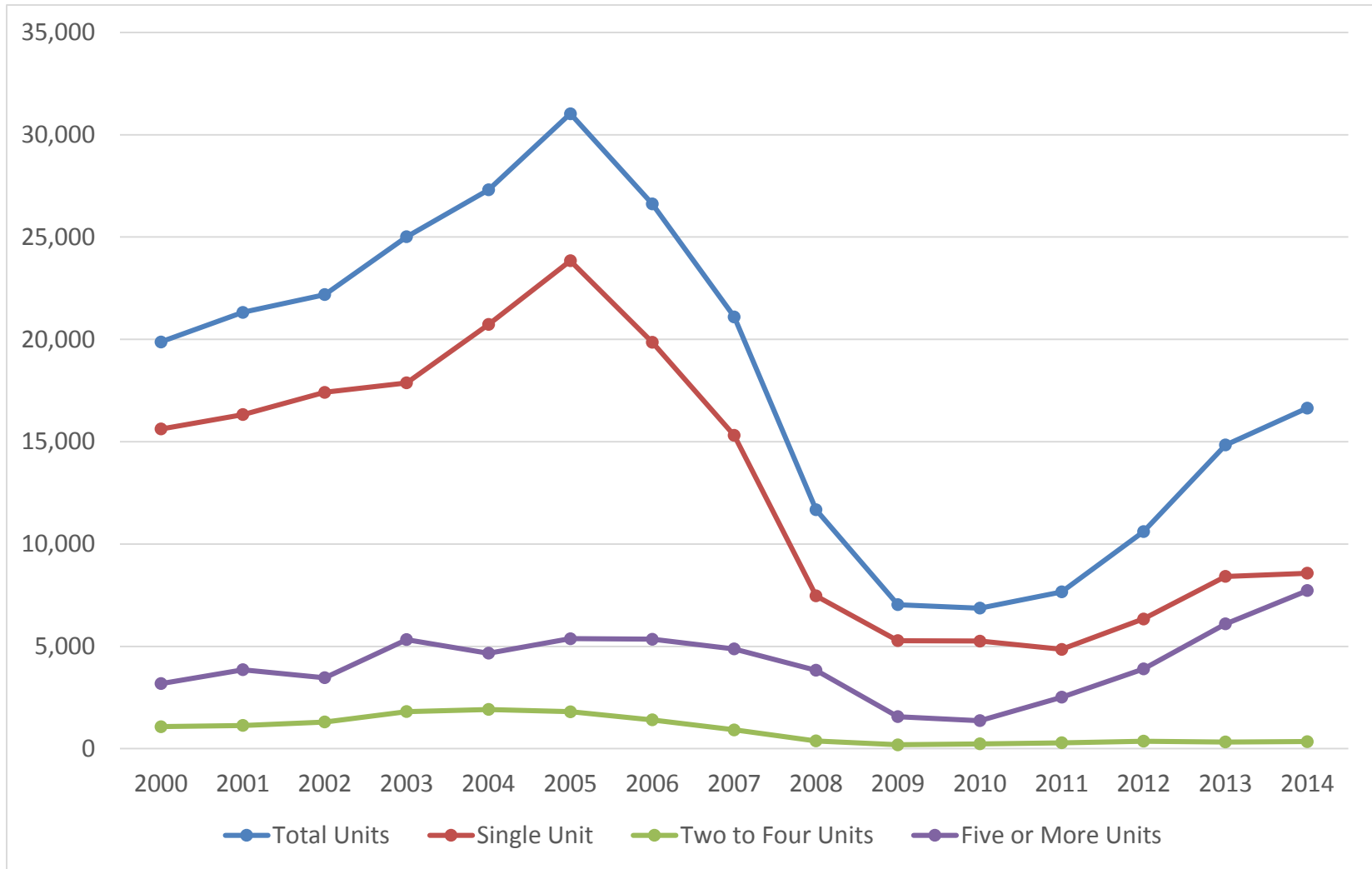


# Homeownership Rates by Race & Ethnicity, 2000 and 2014



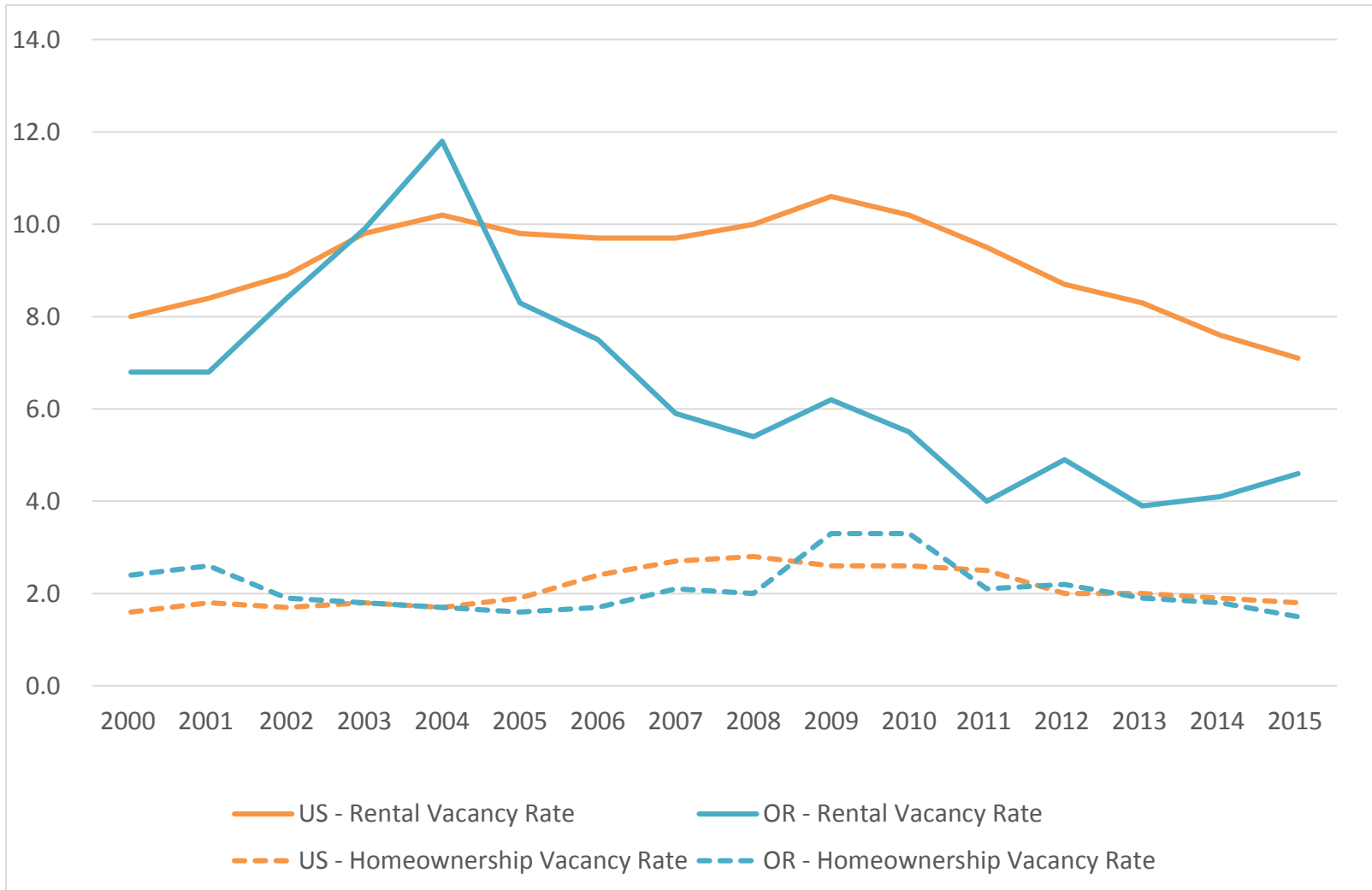
Source: U.S. Census Bureau – 2000 Decennial Census, 2014 1-Year American Community Survey estimates

# New Residential Housing Permits, 2000-2014

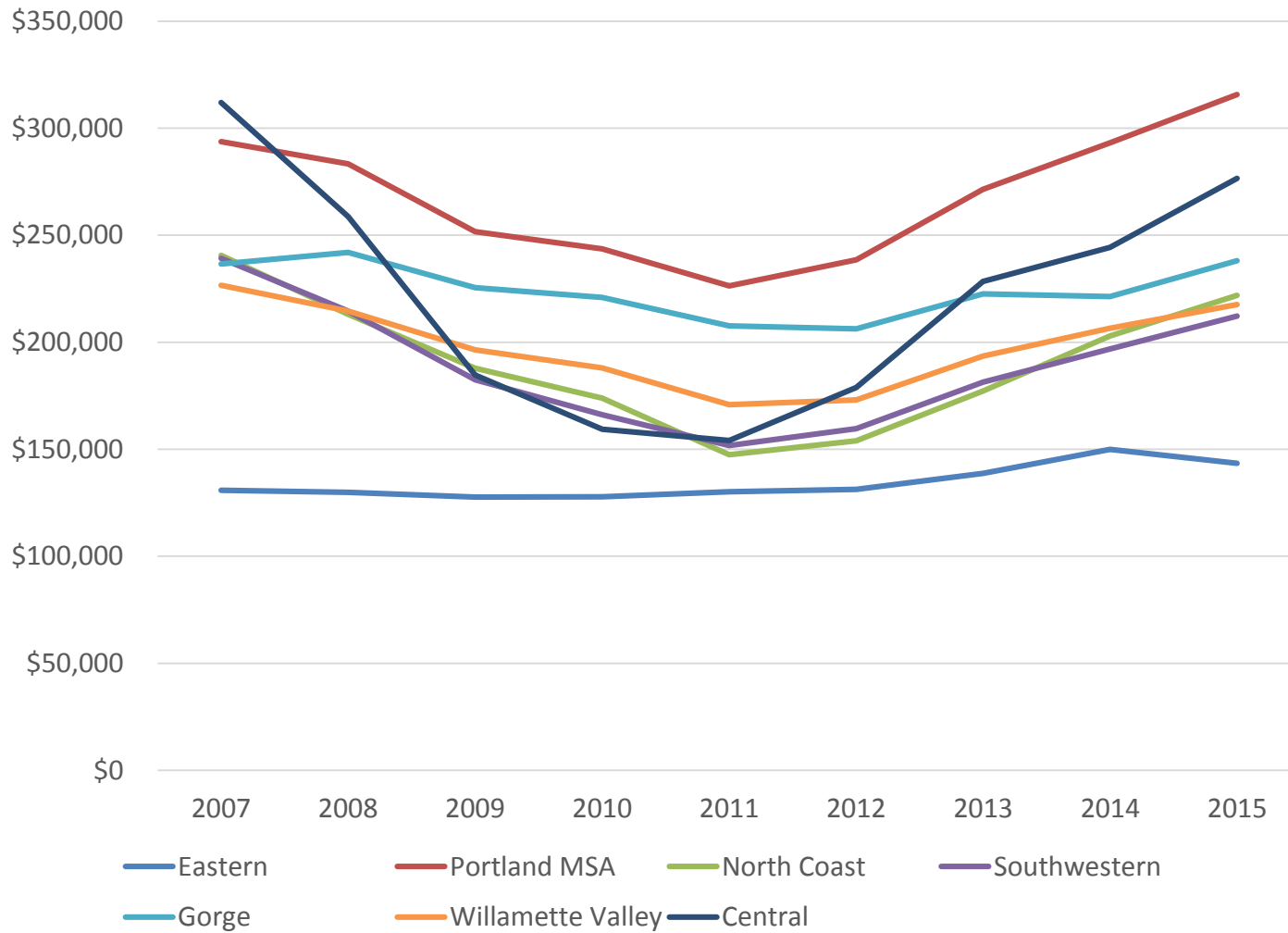


Source: U.S. Census Bureau – Building Permits Survey

# Rental and Homeownership Vacancy Rates, 2000-2015



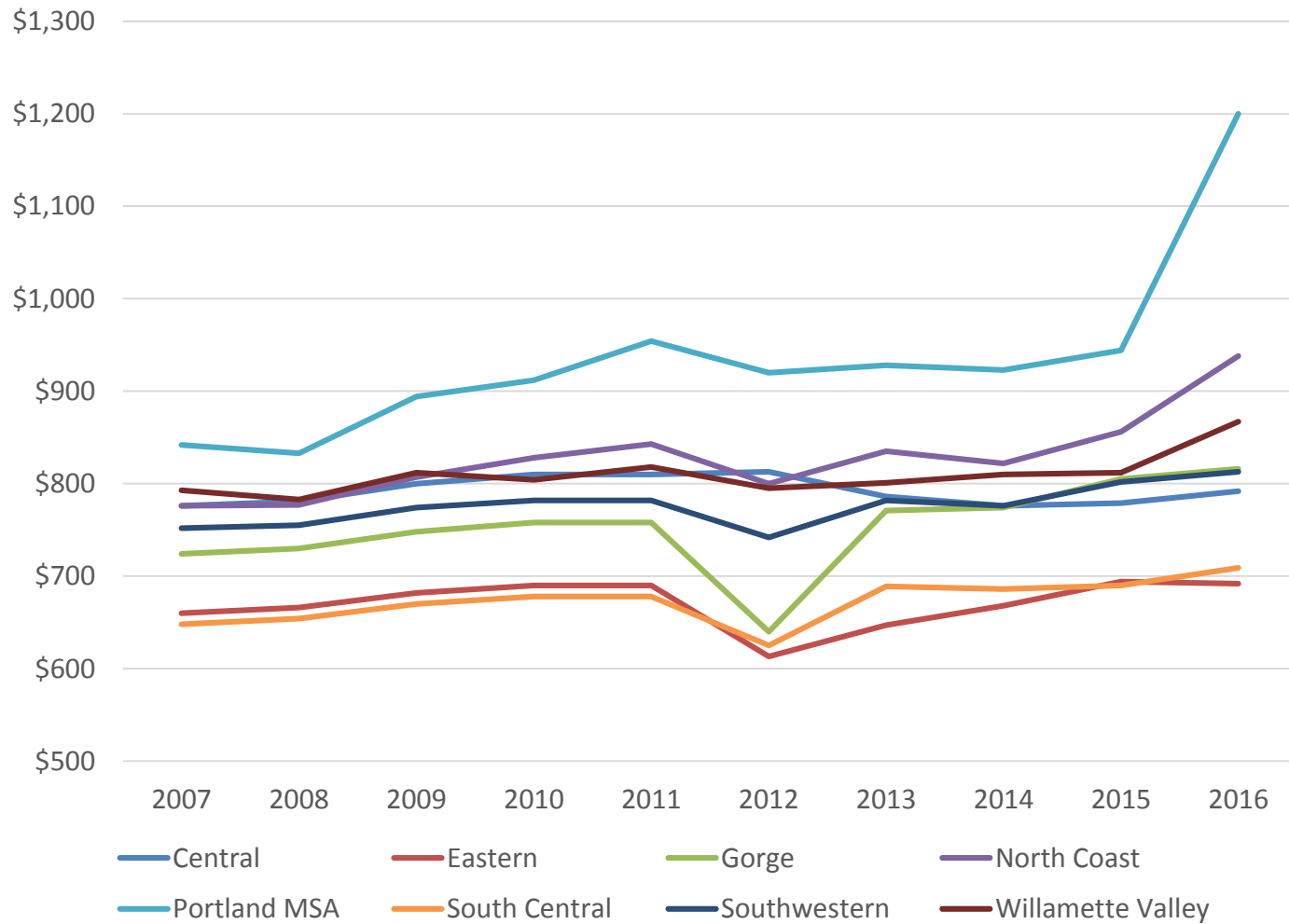
# Annual Median Home Sales Price, 2007-2015



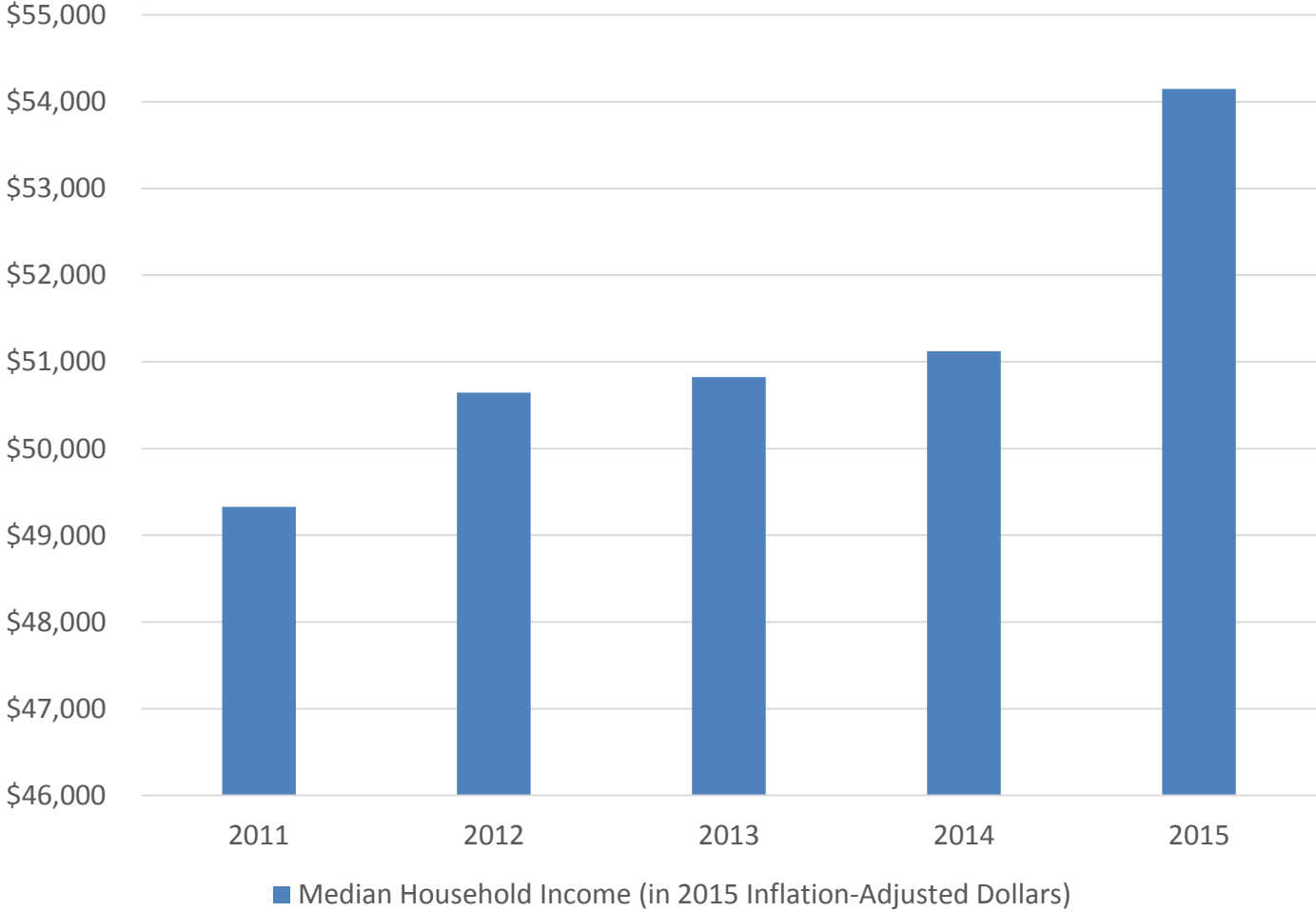
Source: Data provided from local MLS administrators



# 2-Bedroom Fair Market Rents, 2007-2016

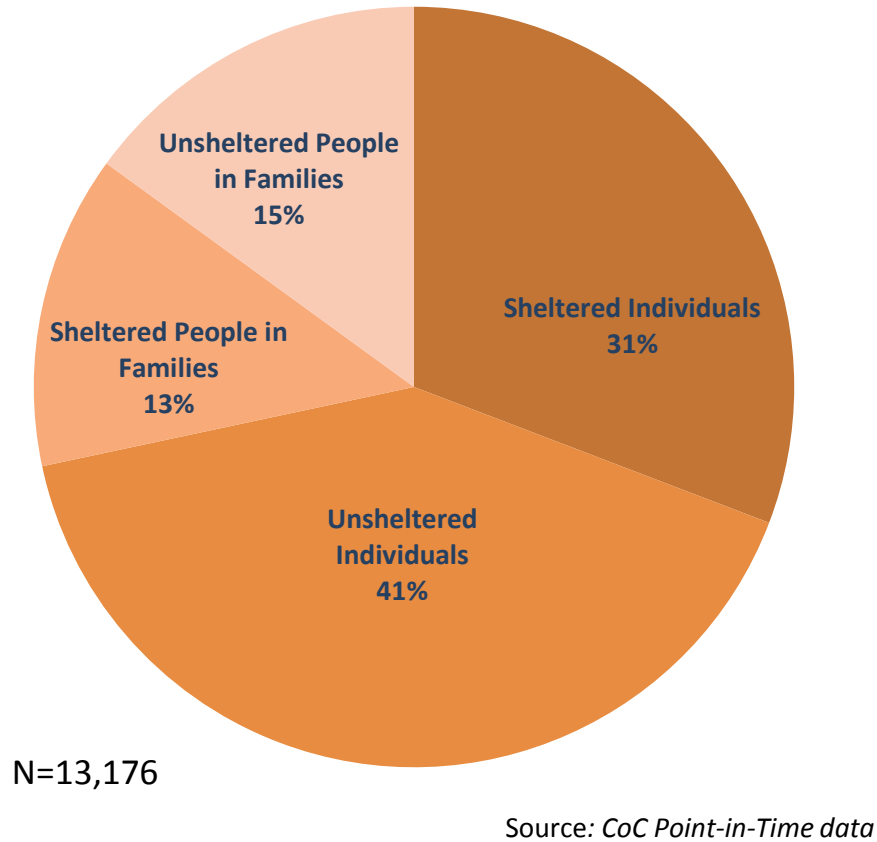


# Median Household Income, 2011-2015

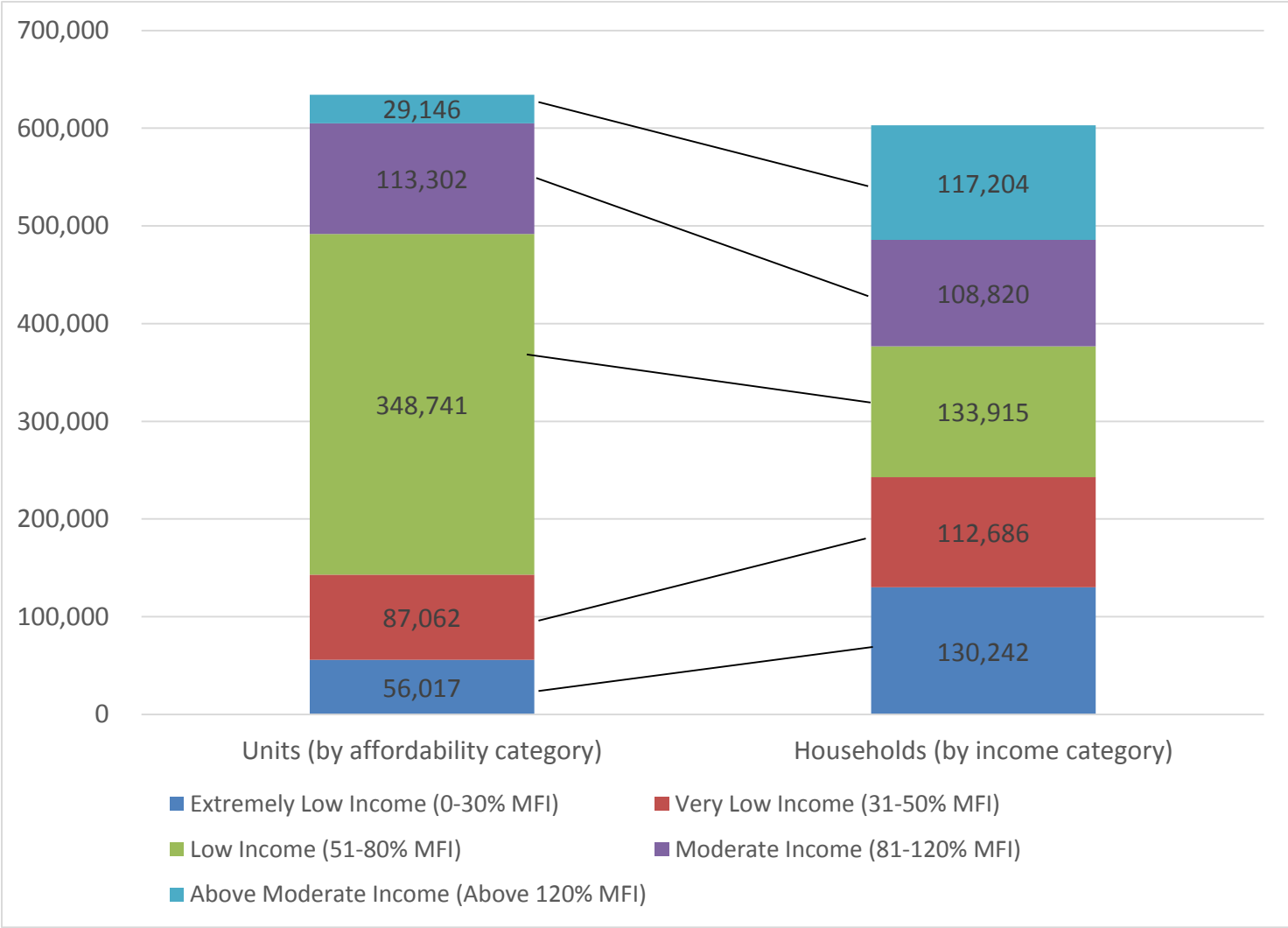


Source: U.S. Census Bureau – 2015 American Community Survey

# Sheltered and Unsheltered Homeless Population, 2015



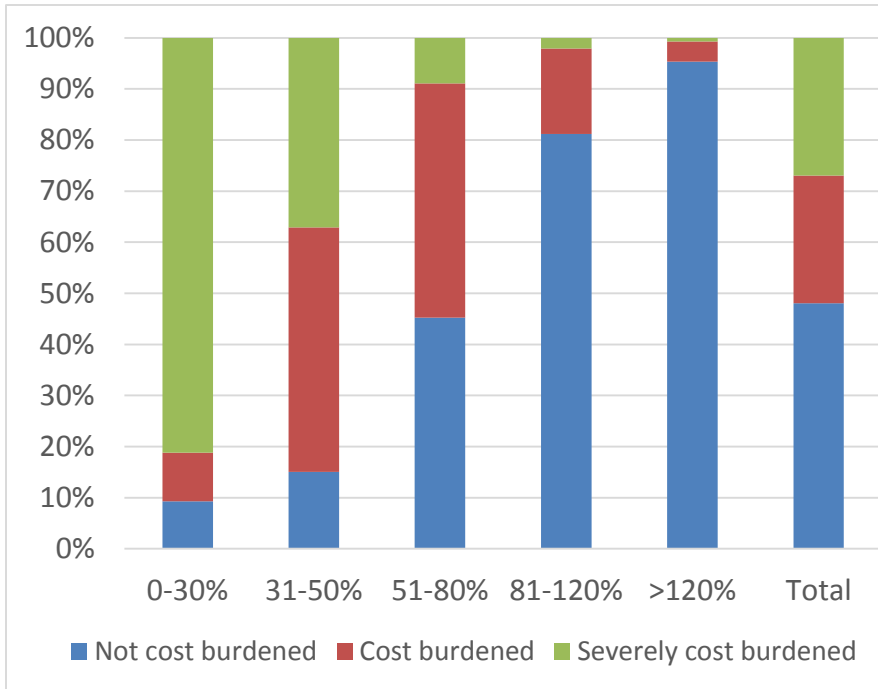
# Rental Housing Availability



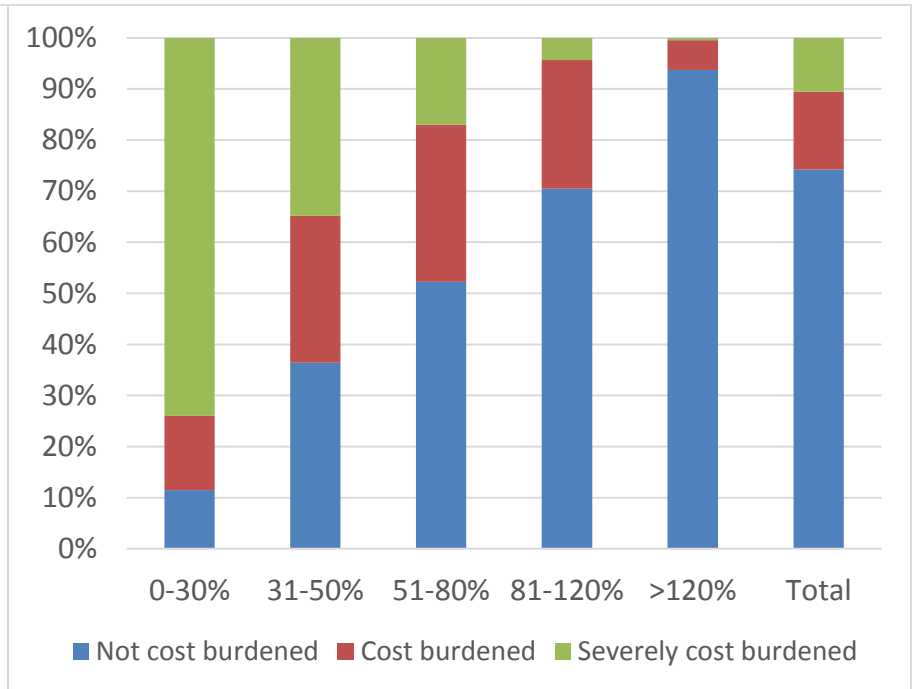
Source: U.S. Census Bureau – 2014 American Community Survey Microdata

# Housing Cost Burden

## Cost Burden Among Renters, 2014



## Cost Burden Among Owners, 2014



Source: U.S. Census Bureau – 2014 American Community Survey

# Regional Breakdown for Statewide Housing Plan

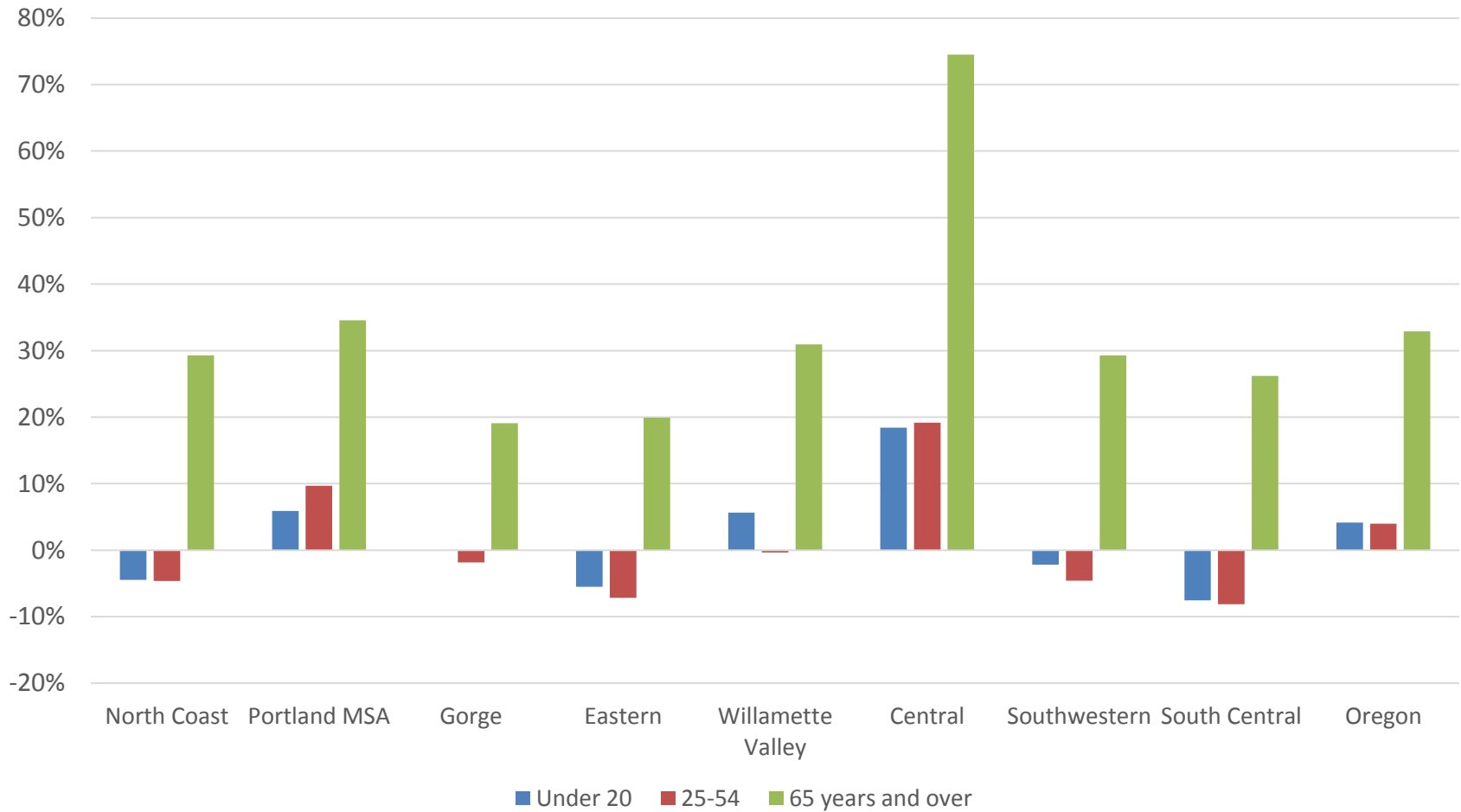
## Legend

### Region

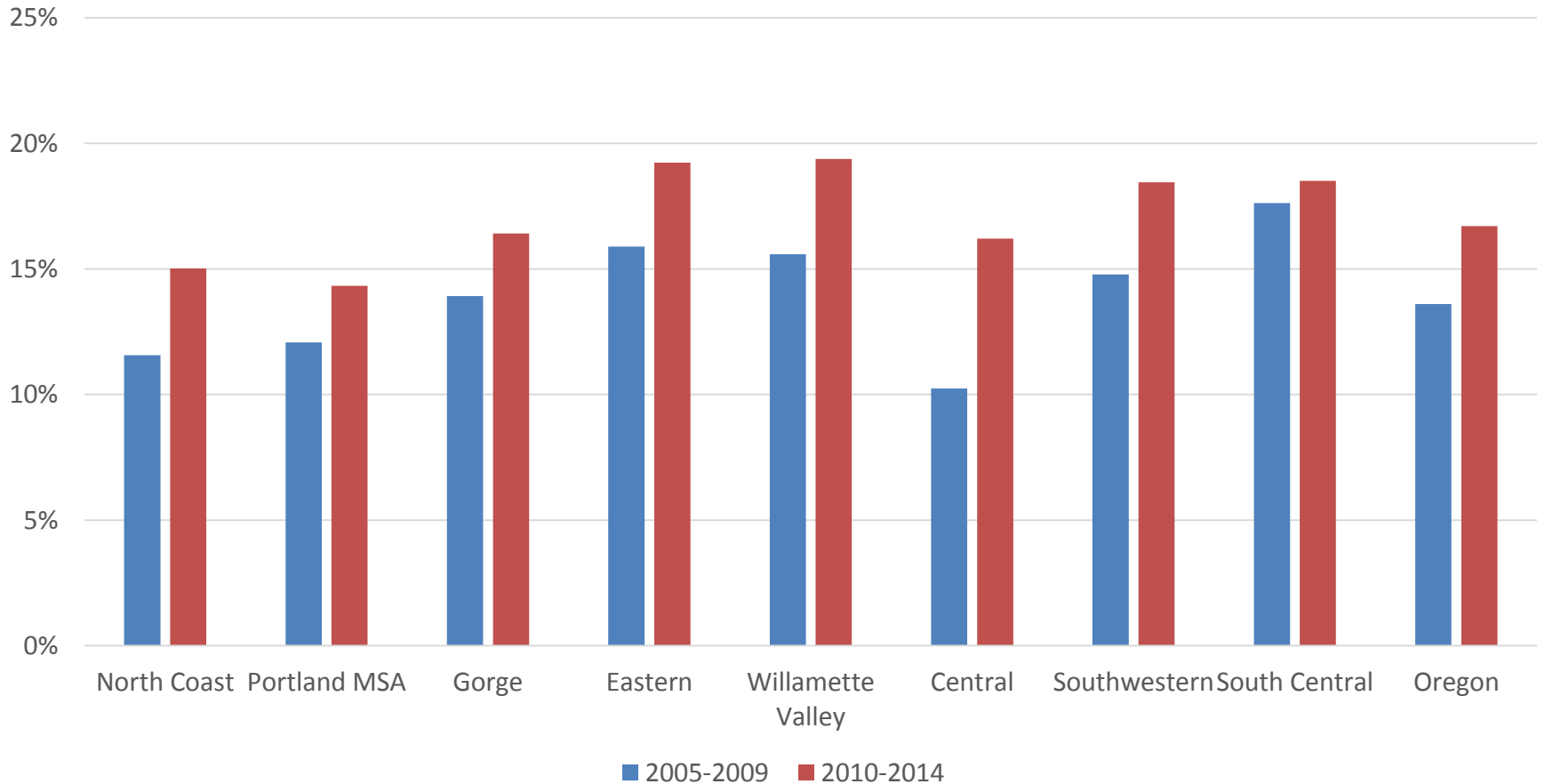
- North Coast
- Portland MSA
- Willamette Valley
- Southwestern
- Gorge
- Central
- South Central
- Eastern



# Change in Population by Age, 2000 to 2014

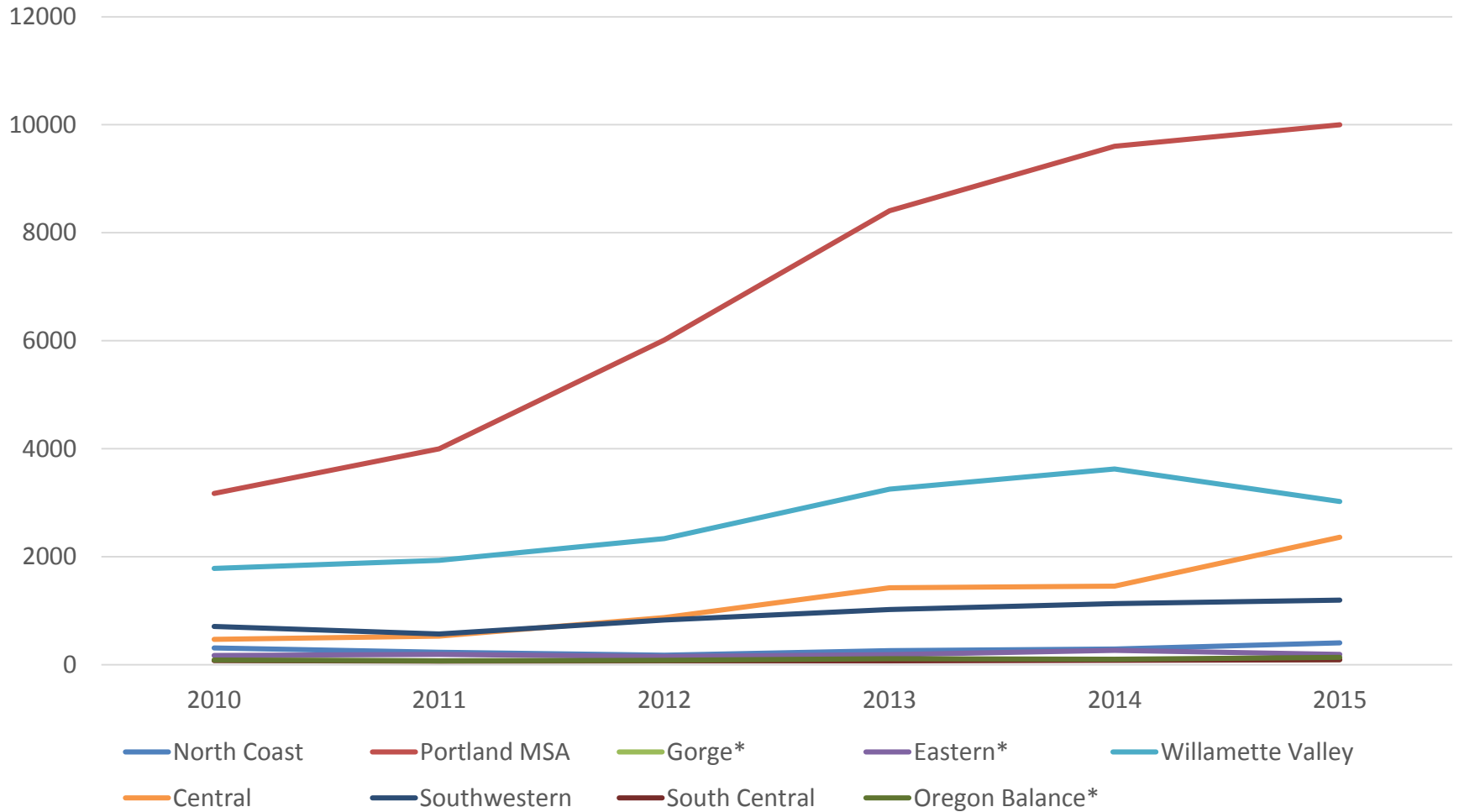


# Poverty Rates, 2009 and 2014

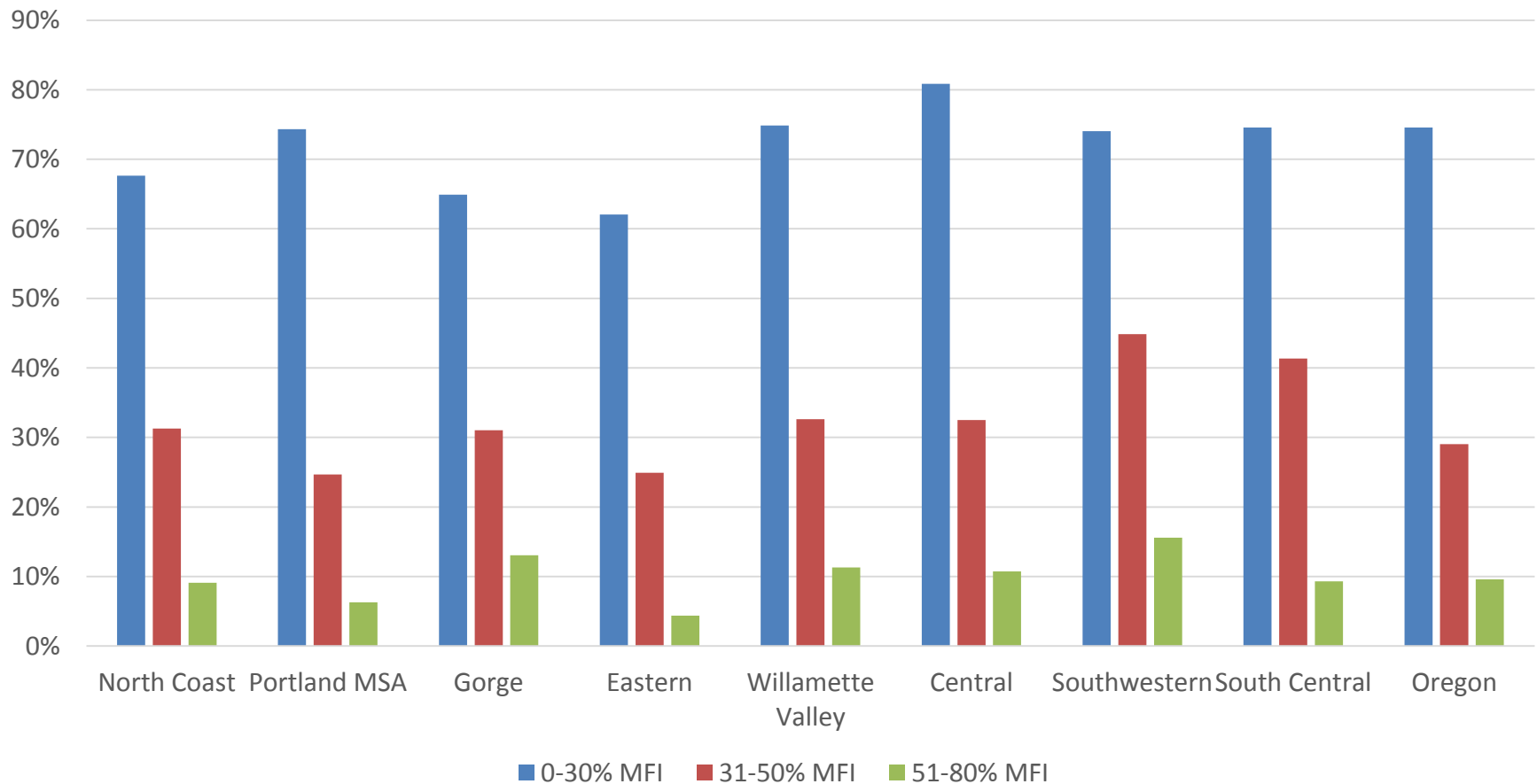




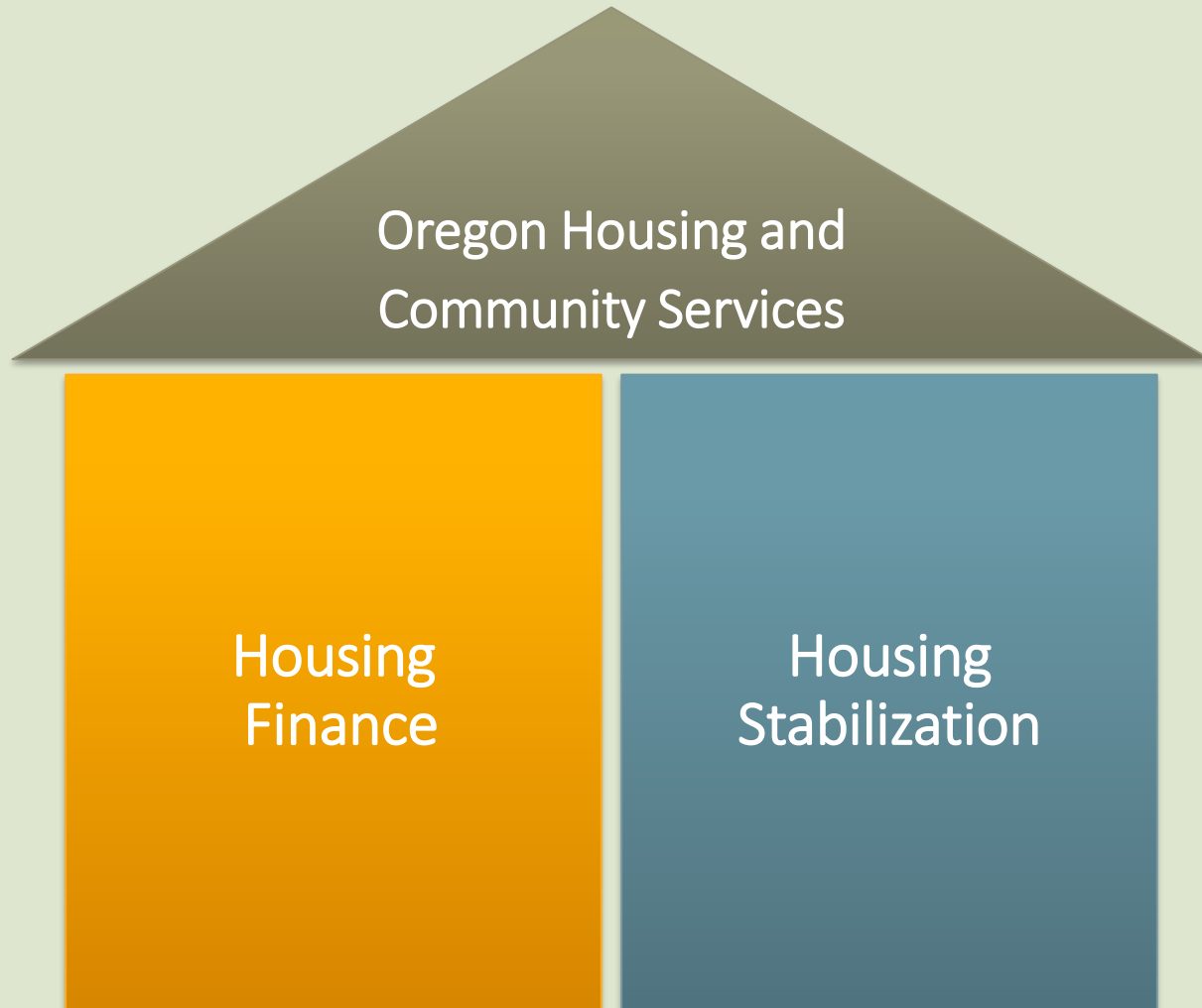
# Number of Building Permits, 2010 - 2015



# Renter Households with Severe Housing Burden, by Income (2014)



# Our Strategies



# OHCS Programs



Homelessness Prevention



Individual Development Accounts



Energy Assistance



Weatherization



Multifamily Housing



Homeownership

# Energy Assistance



The energy assistance programs help to mitigate high energy costs for low-income Oregonians through bill payment assistance, energy crisis assistance, case management, energy education, and heating system repair and replacement.

- Funding sources: US Department of Health & Human Services, Portland General Electric, and Pacific Power
- Services are provided by the statewide network of Community Action Agencies

## **We are:**

- Improving alignment with Native American Tribal assistance programs
- Streamlining application processes in alignment with other human service programs
- Refining program performance measures

# Energy Assistance



Energy Assistance Programs help provide stability by assisting with energy bill payments and repair and replacement of heating and cooling equipment.

	Households Assisted	Prevented Disconnection	Restored Utility Service	Average Annual Household Benefit	First Time Program Users
Federal FY 2015	84,079	46,715	4,601	\$360	8,401
Federal FY 2016	81,873	44,819	3,789	\$358	9,627

# Weatherization



The weatherization program provides energy conservation services at no cost to Oregon's low-income families. Services include home health and safety improvements, heating system repair and replacement, insulation improvements, window and door repair and replacement, energy education, and energy baseload reduction measures.

- Funding sources: US Department of Energy, US Department of Health & Human Services, Bonneville Power Administration, Portland General Electric, and Pacific Power
- Services are provided by the statewide network of Community Action Agencies

## **We are:**

- Seeking opportunities to improve leverage activities with both public and private entities
- Improving integration of weatherization and healthy homes initiatives

# Weatherization



Weatherization Programs help provide stability for Oregonians with low-incomes by making homes and apartments more energy efficient and reducing overall utility bill costs.

	Households Served	Total Estimated Energy Savings	Projected Average Annual Household Savings
Calendar Year 2015	1,806	\$734,699	\$407
Calendar Year 2016	1,392	\$773,585	\$555



# Weatherization



## Healthy Homes Participant – Before

- Referred to the Healthy Homes Program by his primary care facility, Participant had multiple health issues and difficulty walking that led to multiple falls.
- Community Action Team (CAT)'s Healthy Home Specialist visited his older, manufactured home in St. Helens. Although pride of ownership was apparent, a number of minor modifications were needed to prevent his falls along with some major structural and systems repairs to make his home safer and more energy efficient...

# Weatherization



## Healthy Homes Participant – After

The CAT Healthy Homes Program partnered with the CAT Weatherization Program to provide comprehensive services. CAT made improvements including new stairs, handrails and grab bars, and a new storm door.

The Weatherization Program will install a new roofing system to eliminate leaks and a new heating system to replace his failed furnace.

# Multifamily Housing



The Multifamily Housing Finance Section administers low-interest loan and grant programs, and the federal low income housing tax credit program for affordable multifamily rental housing developments. OHCS works in cooperation with local partners to provide viable financing packages to carry out the department's mission to develop and preserve affordable housing, linked with appropriate services, throughout Oregon.

## We are:

- Targeting underserved populations through competitive funding process
- Simplifying and aligning our NOFA application processes
- Implementing new programs: LIFT awards, National Housing Trust Fund, Mental Health Housing,
- Partnering with OHA and DHS to integrate Supportive Housing

# Multifamily Housing – Awards



**Notice of Funding Availability (NOFA)** applications provide limited grant and tax credit funds in annual and competitive allocation process.

2016 NOFA Awards	Amount	Award Date	Units
HOME	\$5,520,772	November 2016	550
LIHTC 9%	\$8,752,230	November 2016	
Mental Health Housing	\$3,761,579	November 2016	160
Local Innovation and Fast Track (LIFT) Housing	\$38,920,376	January 2017	965
<b>Total</b>	<b>\$56,954,957</b>		<b>1,675</b>

# Multifamily Housing



In addition to the competitive awards OHCS made in 2016, the agency funded 457 units with \$3,047,761 in noncompetitive 4% LIHTC and \$24,500,000 in conduit bonds.

OHCS also awards the following resources:

- GHAP (Document Recording Fee)
- GHAP VETS (Document Recording Fee)
- Housing Development Grant Program
- Gap funds
- Oregon Affordable Housing Tax Credit
- Lottery backed bonds for preservation

**In 2016, OHCS approved funding for the construction and preservation of 2,410 units.**

# Multifamily Housing - LIFT



## Local Innovation and Fast Track (LIFT) Housing

In 2015, the Oregon Legislature committed \$40 million of general obligation Article XI-Q bonds to fund the LIFT program.

- To be eligible, projects must serve rural communities (25,000 or less), or historically underserved populations by partnering with culturally specific organizations
- NOFA funding process gave primary funding consideration to projects requesting \$38,000 or less per unit, projects requesting more than \$38,000 received secondary consideration
- Scoring preference for projects that included innovation resulting in lower development costs, increased replicability; projects that incorporated partnerships with local DHS offices to serve Child Welfare or Family Self Sufficiency program participants

In January, 2017 OHCS made the first set of LIFT awards to 12 projects to provide housing to 965 Oregon families and communities in need.

# 2016 LIFT Awards



Project	Location	Serving	Units	LIFT Funds	Federal 4% LIHTC
The Fields Apartments	Tigard	Communities of Color	260	\$ 9,880,000	Yes
Fisterra Gardens Townhomes	Yachats	Rural Communities	21	\$ 797,979	Yes
Harvey Rice Heritage Center	NE Portland	Communities of Color	22	\$ 494,000	No
Holman 42	NE Portland	Communities of Color	59	\$ 2,242,000	Yes
IRCO Family Housing	SE Portland	Communities of Color	78	\$ 2,964,000	Yes
La Pine Townhomes	La Pine	Rural Communities	42	\$ 1,596,000	Yes
Portland Road Apartments	Salem	Communities of Color	180	\$ 4,877,919	Yes
St. Helens Homeless Housing	St. Helens	Rural Communities	17	\$ 646,000	No
Village Meadows Apartments	Sisters	Rural Communities	48	\$ 1,824,000	Yes
Willow Creek Crossing Apartments	Hillsboro	Communities of Color	122	\$ 4,636,000	Yes
Creekside Apartments & Freedom Square Part II	Central Point & White City	Rural Communities	100	\$ 5,500,000	Yes
Lincoln Apartments	Woodburn	Rural Communities	16	\$ 3,462,478	No

# Homeownership



OHCS Single Family Section is dedicated to assisting low to moderate income families through Homeownership Centers and programs such as Home Ownership Assistance Program (HOAP), Residential Loan program (Oregon Bond), Oregon Foreclosure Avoidance (OFA), National Foreclosure Mitigation Counseling (NFMC), and more.

## We are:

- Expanding single family bond program to better serve target populations
- Simplifying grants administration

## In 2016 OHCS Single-family programs provided:

- 332 loans (Oregon Bond)
- 1,287 foreclosure counseling sessions (OFA)
- \$483,116.51 (HOAP down payment assistance)\*

\*As of September 30, 2016



# Oregon Homeownership Stabilization Initiative (OHSI)



In 2010, the U.S. Department of Treasury awarded Oregon \$220 Million in Troubled Asset Relief Program dollars for foreclosure prevention as part of the “hardest hit” program. Last year, Oregon was awarded an additional \$94.5 million to continue foreclosure prevention programs.

- Overall 11,809 struggling homeowners have received assistance from a variety of OHSI programs
- A total of \$204,158,734 has been provided to keep Oregonians in their homes

## OHSI Programs Include:

- Mortgage Payment Assistance
- Loan Preservation
- Loan Refinancing Assistance

Questions?