



# OHCS Housing Investments

June 1, 2022

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Stabilization

# Outcomes: Oregon Emergency Rental Assistance Program (OERAP)

**\$363,367,272**  
in emergency  
rental assistance  
paid to

**55,656**  
Oregon  
households since  
May 2021

**~\$6,400**  
Average  
OERAP  
payment to  
Oregon  
households



# Outcomes: Oregon Emergency Rental Assistance Program (OERAP)

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**85%**

of those served earn 50% or below the Area Median Income

- 60%** White
- 15%** Hispanic/Latino/a/x
- 12%** Black or African American
- 5%** two or more races
- 4%** Native/Alaskan Native
- 2%** Asian
- 1%** Native Hawaiian

# OERAP Spend Down Update

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**Goal:** OHCS committed to spending \$289 million in rental assistance resources by the end of March 2022.

**Outcome:** On March 7th, OHCS announced more than \$289 million in assistance resources had been allocated to Oregonians in need.

**Goal:** Spend down the \$100 million in state funds allocated during the December 2021 Special Session by June 30, 2022.

**Outcome:** OHCS is on track to deploy all state funds by the end of June.

**Federal Requirements:** Federal spend-down timeline is September 2022 for ERA1 & September 2025 for ERA 2.

**State Requirements:** The state-level ERA funding allocated in December of 2021 must be spent down by June 30, 2023.



# OERAP Spend Down Update

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## Remaining Uncommitted Funds: ~\$30 million

This remaining funding consists of:

- \$17 million in U.S Treasury reallocated funds (\$1.6M + \$16M), and
- \$13.5 million in recaptured community partner funds
- All state funds will be spent by June 2022.

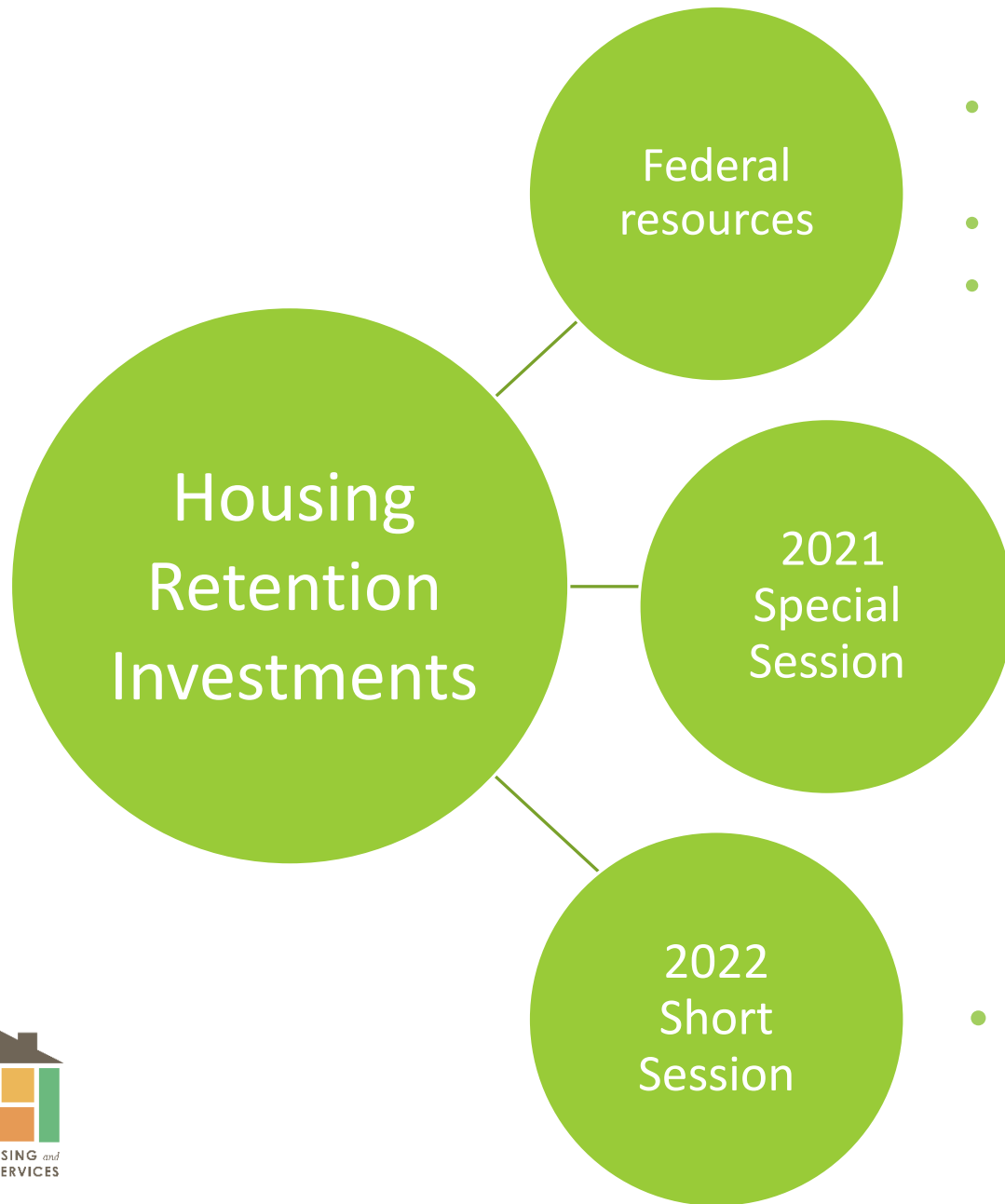
## Remaining Funds Spend Down Plan:

- OHCS has open the recertification process to OERAP applicants who received 11 months or fewer of rental assistance, but still need support
  - Approx. 6,000 households have either initiated or submitted their recertifications thus far, with an average request of ~\$3,200 per household



# Housing Retention: Rental Assistance & Eviction Prevention





- **\$204.3 million** Emergency rental assistance via Consolidated Appropriations Act 2021
- **\$156.5 million** via ARPA
- **\$17.2 million** of ERA 1 reallocated from low performing grantees

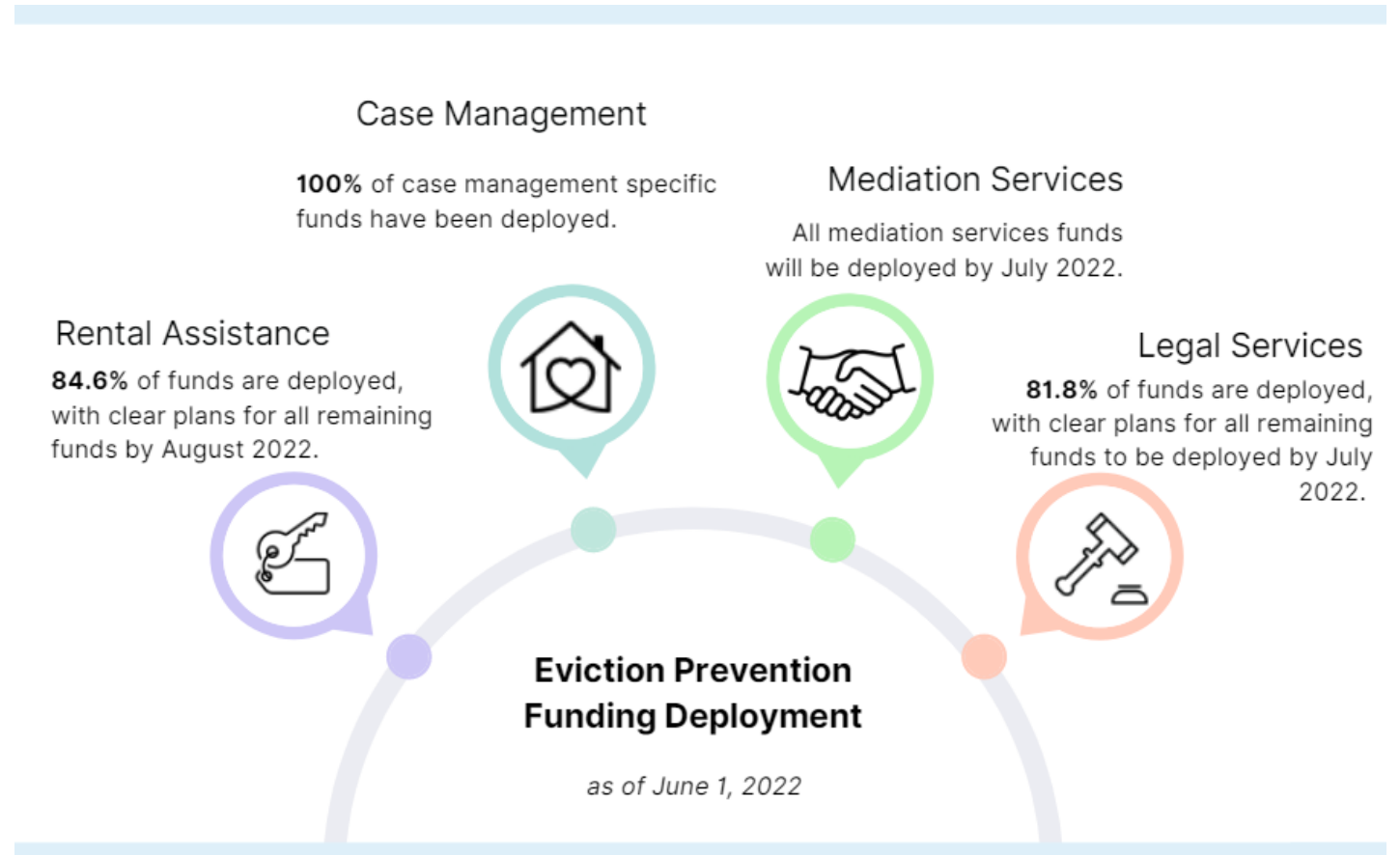
- **\$100 million** Oregon Emergency Rental Assistance
- **\$100 million** Eviction Prevention

- **\$30 million** Homelessness Prevention

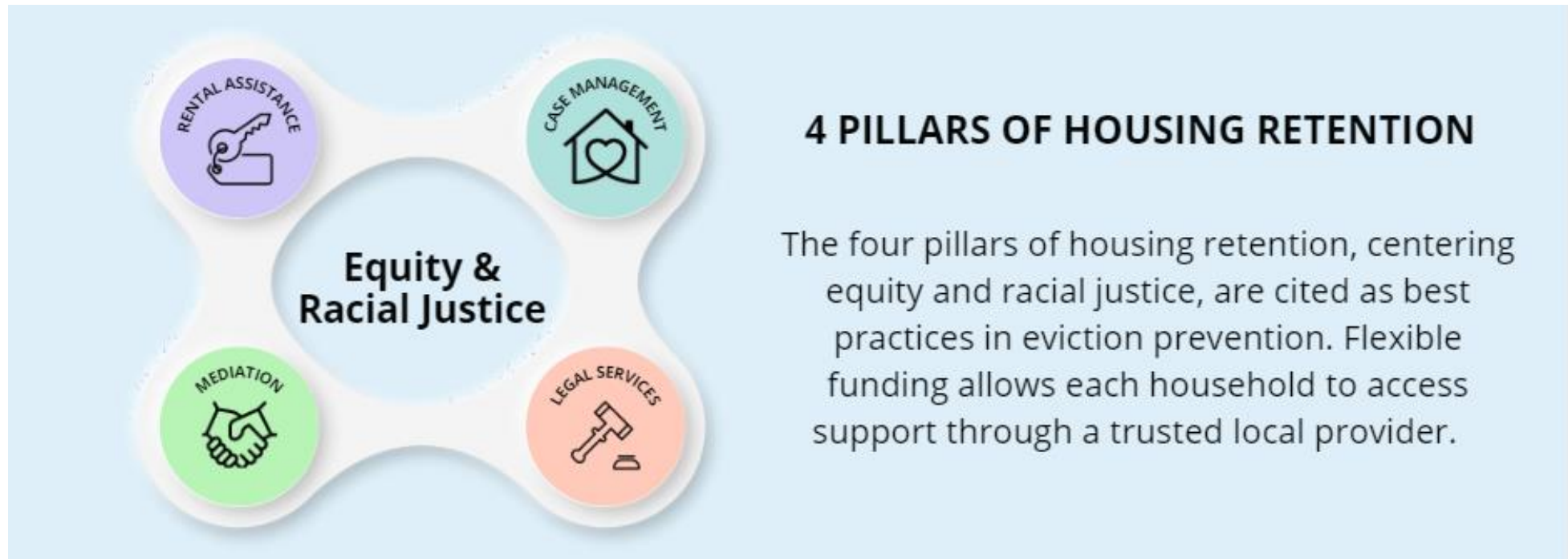


# Eviction Prevention: Funding Deployment

Includes \$100 million in funding from the December Special Session & \$30 million in Homelessness Prevention/Eviction Prevention funding from 2022 Short Session.



# Eviction Prevention Funding Strategy



# Eviction Prevention: Rental Assistance

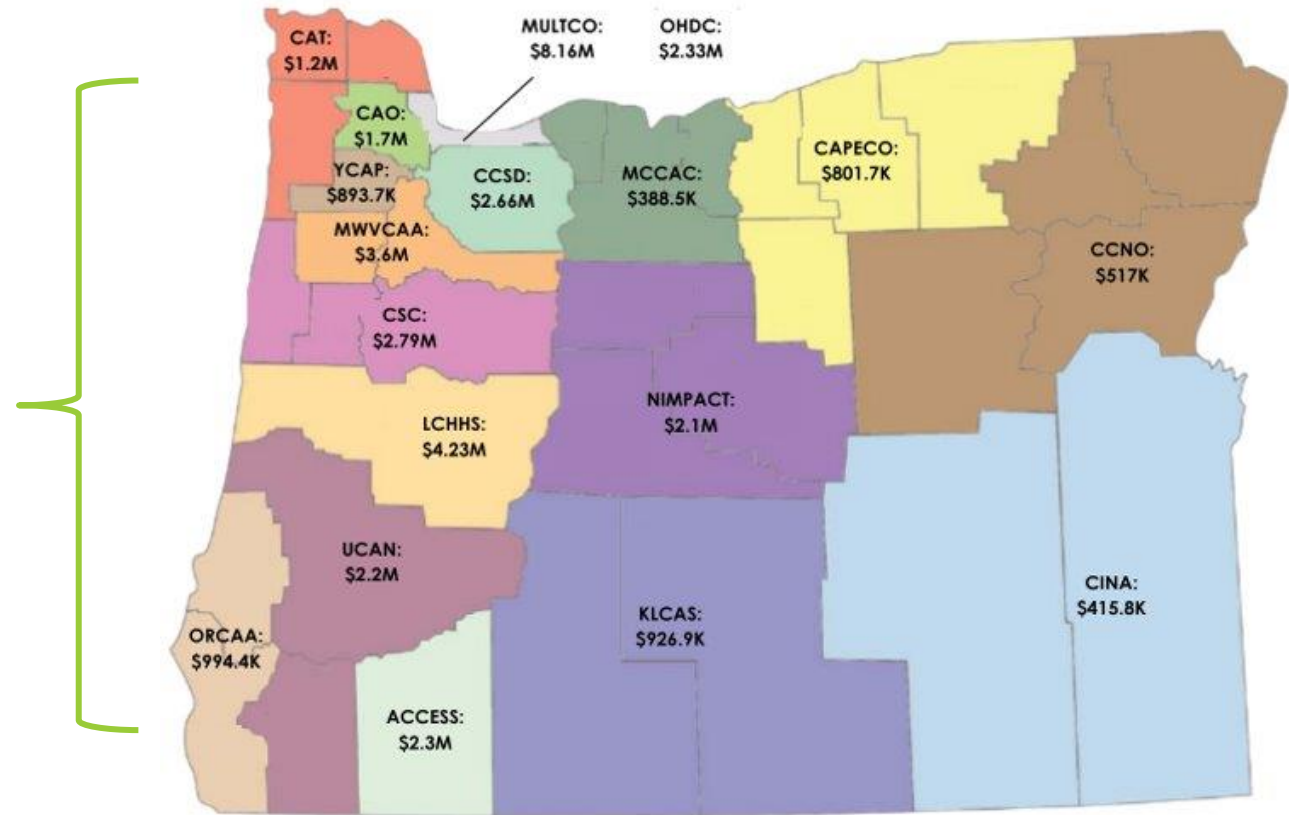
	Deployed	Deployment Timeline
\$8 million   Eviction Prevention Rapid Response (EPRR)	✓	
\$40.5 million   <b>Rental assistance</b> via Oregon Eviction Diversion and Prevention Program (ORE-DAP)	✓	
\$17 million   Local Rental Assistance	✓	
\$11 million   <b>Rental assistance</b> via OHA community-based organizations	✓	
\$14.5 million   Rental assistance & other flexible supports via Oregon Worker Relief Coalition	Pilot \$500k deployed	Full Project Plan \$14M by Aug. 2022

# Regional Allocation: ORE-DAP

*As a critical element of the Eviction Prevention funding allocated in the Dec. 2021 Special Session, OHCS has distributed*

# \$46.5 million

*across the Community Action Agency Network, to be distributed in partnership with culturally-specific organizations, to support Oregonians with local rental assistance and other services.*



# Eviction Prevention: Case Management

Deployed

\$11 million (Cont'd) | **Case Management** via OHA community-based organizations



\$40.895 million | **Case Management** via Oregon Eviction Diversion and Prevention Program (ORE-DAP)



\$17.75 million | Investments in Immigrant and Refugee communities



\$8.3 million | Project Empowerment via Urban League of Portland



# Eviction Prevention: Mediation Services

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	Deployed	Deployment Timeline
\$1.25 million   Mediation Pilots		July 2022
Continued   <b>Mediation funding</b> via ORE-DAP	✓	



# Regional Allocation: Mediation Pilots

CDRC	Regions	Funding
City of Beaverton Center for Mediation and Dialogue	Washington	\$268,685
Clackamas County Resolution Services	Clackamas	\$311,115
Neighbor-to-Neighbor	Linn, Benton, Marion, Lincoln	\$241,263
Six Rivers Dispute Resolution Center	Hood River, Wasco, Gilliam Sherman, Wheeler	\$141,061
Resolve	Jackson, Josephine	\$161,730
Oregon Office of Community Dispute Resolution	Statewide Project Coordination	\$100,00

As a key element of Eviction Prevention, OHCS is investing

**\$1.25 million**

in community dispute resolution centers (CDRCs) to launch mediation pilots to help Oregonians avoid evictions and seek satisfactory resolutions to cases between landlords and tenants.

# Eviction Prevention: Legal Services

Since the summer of 2021, Oregon Law Center's Eviction Defense Project has assisted over 1,000 households in eviction court matters.



\$2.7 million | Eviction Defense Project & Eviction Prevention Rapid Response

\$600,000 | Oregon State Bar

Cont'd | **Legal Services Support** via Fair Housing Council, & IRCO

Deployed

Deployment Timeline



July 2022



OREGON HOUSING and COMMUNITY SERVICES



# Homeless Services

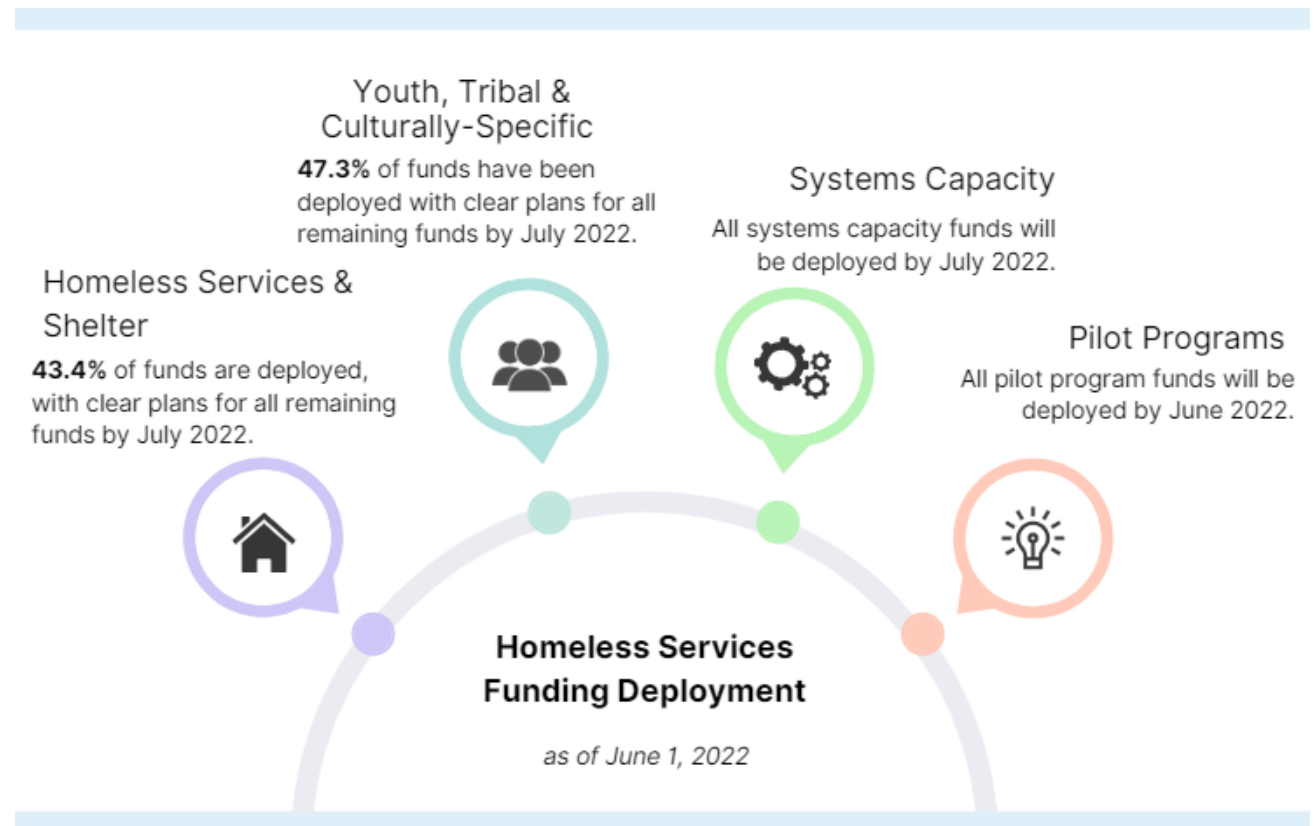


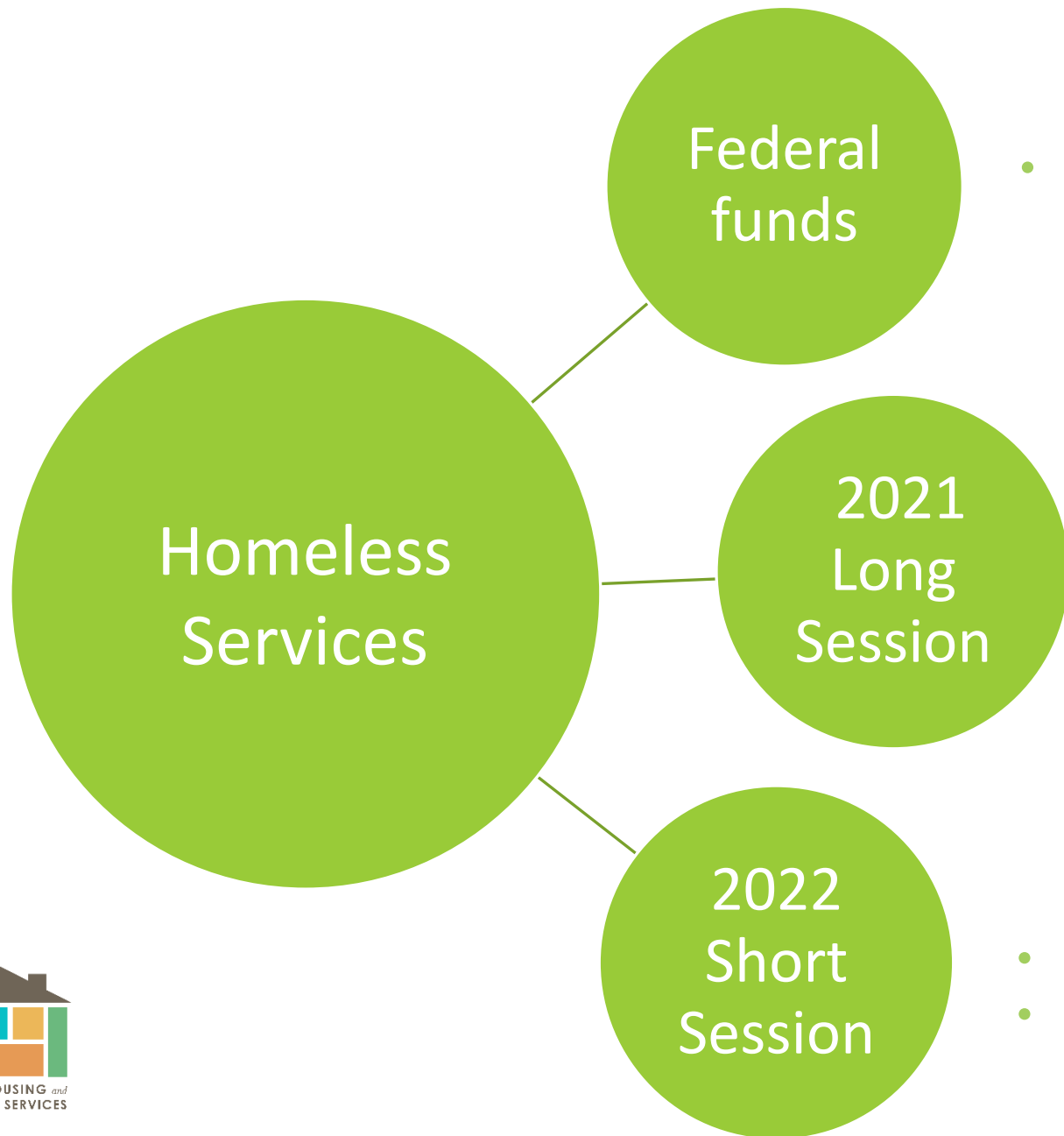
# Homeless Services Funding Strategy



# Homeless Services: Funding Deployment

\$30 million in Homelessness Services funding from 2022 Short Session.





- **\$56 million** ESG-CV funding via CARES Act

- **\$1.18 million** Homeless Management Information System (HMIS)
- **\$25 million** Shelter Infrastructure & Capacity
- **\$2 million** Shelter Technical Assistance

- **\$50 million** Homeless Services
- **\$500k** Interagency Council on Homelessness & Built for Zero

# Homeless Services and Shelter Investments

	Already Deployed	Deployment Timeline
\$20 million   Out of the Cold – Winter Shelter Investment		
\$9 million   Project Turnkey Round 1		July 2022
\$5 million   ESG-CV Competitive extension and support		July 2022
\$12 million   Navigation Center development and operations		July 2022

# Youth Specific, Tribal and Culturally Specific investments

**Already  
Deployed**

**Deployment  
Timeline**

\$9 million | Native American Tribes of Oregon

July 2022

\$9 million | ODHS Youth Experiencing Homelessness Program



\$1 million | Additional investments in Urban League of Portland Project Empowerment

July 2022

# Regional Allocation: Tribal Partnerships



As part of the additional \$50 million in Homeless Services funding OHCS received in 2022, we are investing an additional

**\$9 million**

in flexible funding for homeless services pilots and homelessness prevention programs to serve the nine federally recognized tribes in Oregon.

# Regional Allocation: Tribal Partnerships

Grantee	Funding
Confederated Tribes of Coos, Lower Umpqua and Siuslaw Indians	\$758,633
Confederated Tribes of Grand Ronde	\$1,280,886
Confederated Tribes of Siletz	\$1,280,275
Confederated Tribes of Umatilla Reservation	\$985,513
Confederated Tribes of Warm Springs	\$1,255,935
Cow Creek Band of Umpqua Indians	\$815,261
Coquille Indian Tribe	\$736,128
Klamath Tribes	\$1,235,999
Burns Paiute Of Harney County	\$651,370



# System Capacity Investments

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## Deployment Timeline

\$1 million | Continuum of Care Capacity and Built For Zero System Improvement

July 2022

\$2 million | Community Action Agency (CAA) Provider Equity And Capacity Investment

July 2022

\$500k | Portland State University HRAC Research and Evaluation

July 2022



# Emergency Response Pilots

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## Deployment Timeline

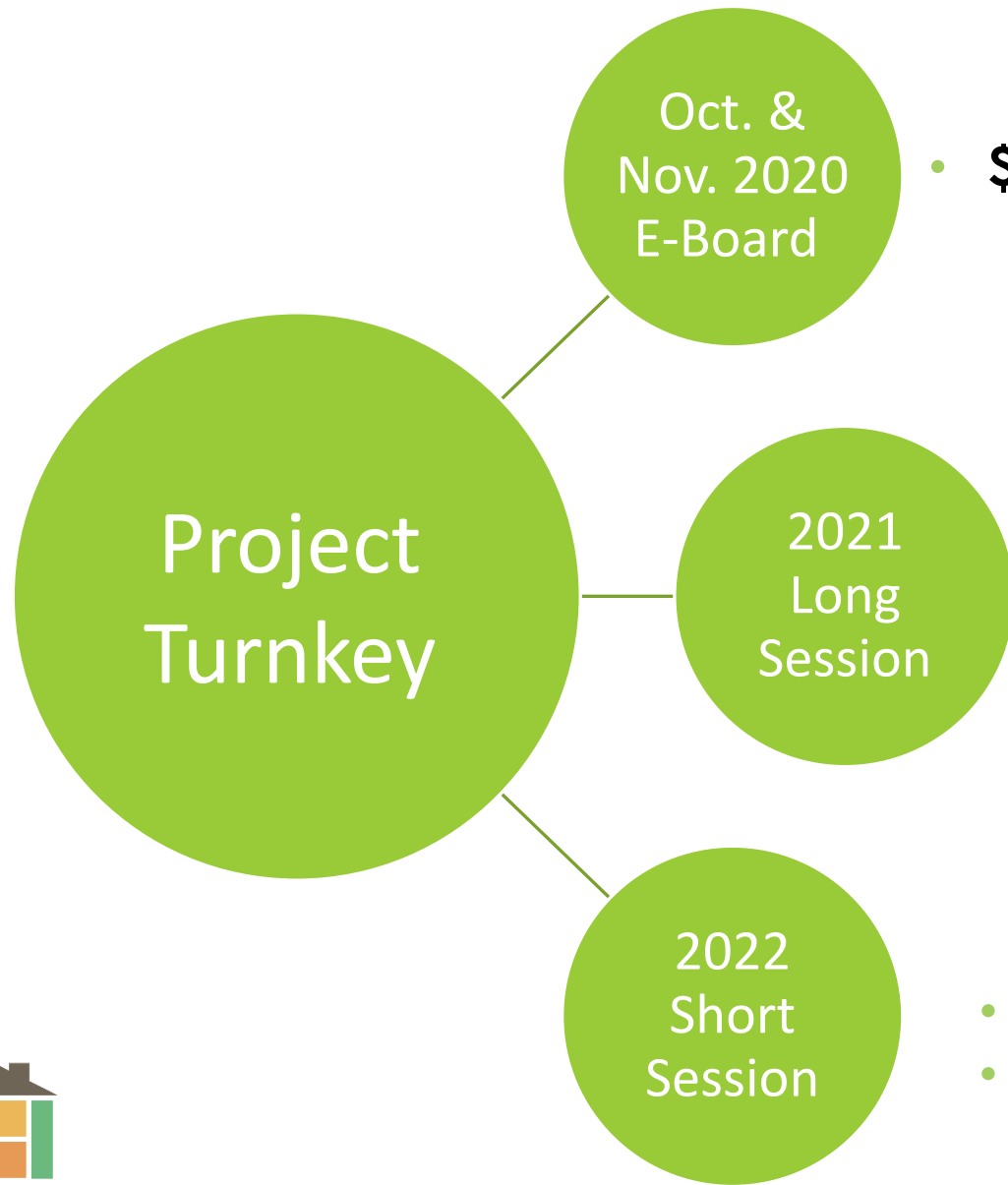
\$2 Million | MWVCAA Shelter+ Partnership with ODHS Office of Resilience and Emergency Management (ODHS OREM)

June 2022

\$3 Million | ODHS OREM Wildfire Impacted Homeless Response

June 2022





- **\$65 million** total to Oregon Community Foundation

- **\$9.7 million** (utilizing the \$25M for shelter)

- **\$50 million** to Oregon Community Foundation
- **\$11.25 million** via OHCS for operations

# Project Turnkey

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**20%**

increase in state's  
emergency shelter  
supply achieved  
within **seven months.**

**19** Turnkey properties

**13** counties statewide

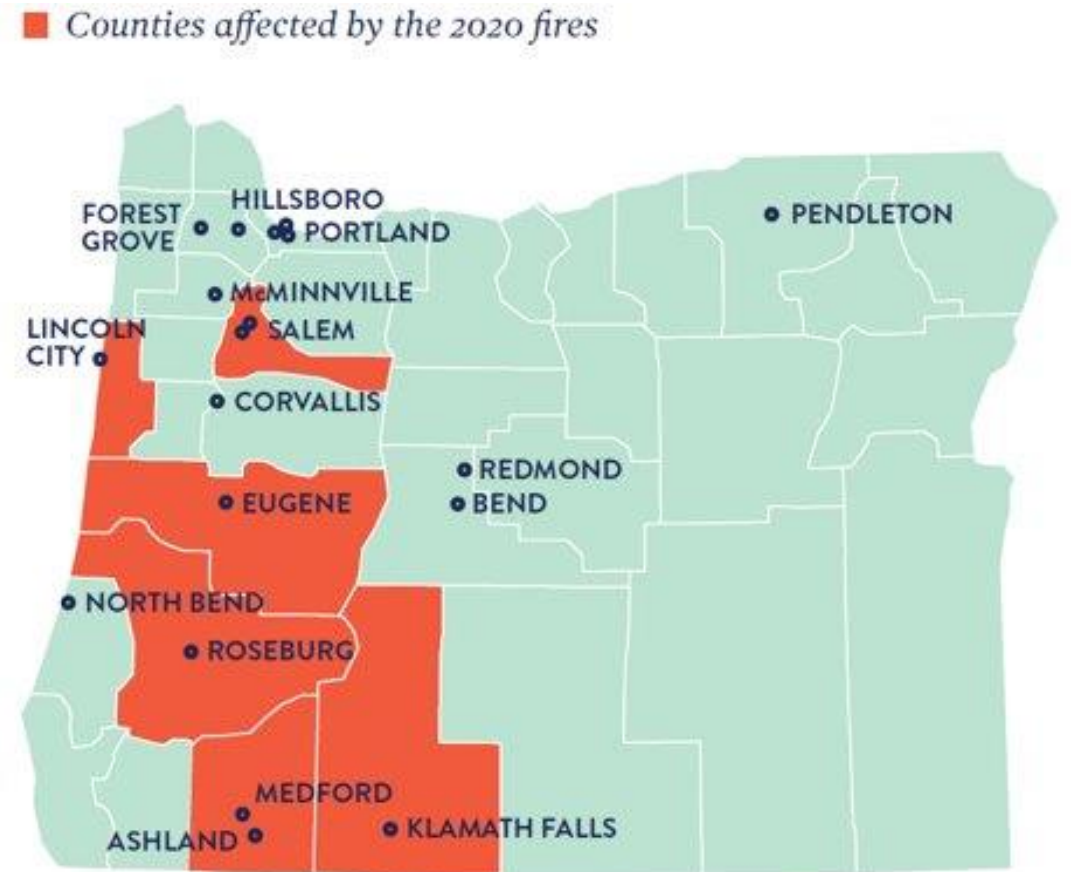
**865** new housing units

# Regional Allocation: Project Turnkey Operations Funding (Round 1)

*OHCS has invested an additional*

# \$9 million

*to support the growth and operational costs of Project Turnkey Round 1 sites.*



Regional  
Allocation: Project  
Turnkey  
Operations  
Funding  
(Round 1)

Project Turnkey (Round 1) Site	Total
Bethlehem Inn/Bethlehem Inn Redmond	\$630,000
CAPECO/Promise Inn Pendleton	\$450,000
CDC of Oregon/Gresham	\$450,000
Center for Hope & Safety/Mosaic	\$630,000
Central City Concern/CCC/NARA River Haven	\$450,000
Centro Cultural de Washington County/Casa Amparo	\$450,000
City of Bend	\$630,000
Corvallis Housing First/Third Street Commons	\$450,000
Klamath County/Project Homefront	\$450,000
Lane County/Bridges on Broadway	\$450,000
MWVCAA/ARCHES Inn	\$450,000
Northwest Coastal Housing/Coastal Phoenix Rising	\$630,000
OHRA/The OHRA Center	\$450,000
Operation Rebuild Hope/The Parkside Motel	\$630,000
Peace at Home - The Village (Wildfire Inn)	\$450,000
Rogue Retreat/Redwood Inn	\$450,000
Washington County COVID 19 Shelter Project	\$450,000
YCAP/Turnkey Program of Yamhill	\$450,000

# Regional Allocation: Project Turnkey Operations Funding (Round 2)

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*OHCS will also invest an additional*

# \$2.5 million

*to support the growth and operational costs of Project Turnkey Round 2 sites.*

Round 2 of Project Turnkey was funded in March 2022 through the Oregon Community Foundation. Sites have not yet been selected but will aim to add an additional 500 emergency shelter units across the state. OHCS is anticipating splitting operational support funds across what will likely be 10 sites.

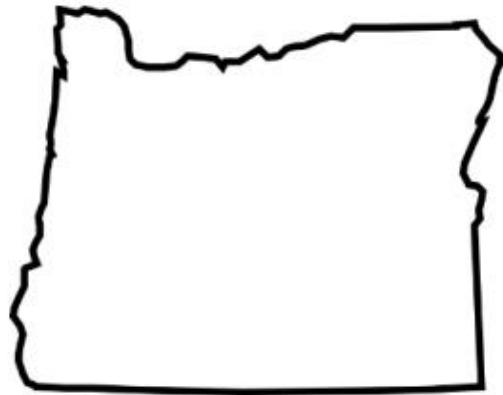


# Housing supply: Affordable Rental Housing & Permanent Supportive Housing





**Oregon's housing crisis is supply driven.** The answer is not simply more homes, but homes that are affordable in a wide range of price points, across income levels, **in every city and region of the state.**



**>580,000 new homes**

MUST BE ADDED IN THE NEXT 20 YEARS ACCORDING TO THE  
REGIONAL HOUSING NEEDS ANALYSIS  
MORE THAN HALF OF THOSE HOMES NEED TO BE AFFORDABLE



Housing  
Supply  
>\$811 million

2021  
Long  
Session

2022  
Short  
Session

- **\$442.9 million** develop new rental housing
- **\$100 million** preserve affordable housing
- **\$30 million** land and property acquisition
- **\$20 million** new starter home development program
- **\$10 million** co-locate affordable housing and childcare/early learning
- **\$5 million** construction cost increases

- **\$65 million** preserve affordable housing
- **\$50 million** construction cost increases
- **\$30 million** develop new rental housing
- **\$20 million** funds for homeownership unit development
- **\$20 million** acquire and preserve manufactured home parks
- **\$10 million** land acquisition



# Permanent Supportive Housing (PSH)

- **895** new PSH homes have been developed out of OHCS' goal to build 1,000 new homes by the end of 2023.
- **\$50 million\*** in state bonds will be deployed to develop PSH this biennium

\*Will leverage millions of federal funds

# Increasing and protecting Oregon's affordable housing supply

**19,000**

affordable homes have been developed toward the Statewide Housing Plan goal of 25,000 new homes

**\$490M**

OHCS '23-'25 ARB investment ask for construction and preservation of affordable homes.



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COMMUNITY SERVICES