

Rural Housing Needs: General

REHABILITATION



Dedicated resources to maintain and preserve affordable housing and community buildings in a timely manner. Climate crisis response updates.

* OHCS CARE Program

NEW AFFORDABLE HOUSING DEV & MANAGEMENT



Access to funding to build new housing in rural areas AND updated proformas for management fees and property management standards

* Collaboration between USDA RD and OHCS
* Culturally Specific Organizations/ an opportunity for the creation of an Enterprise

LAND ACQUISITION



Prioritize local CDC development and ownership of land and wealthy distribution. Prioritize BIPOC-led developments.

*OHCS Loan Application Program – 8-year 1% interest rate.

PROGRAM SUPPORT



Dedicated program support to move families through affordable housing into asset building, homeownership, and higher education

*Ongoing discussion regarding supporting Resident Services. Proforma review to increase this service above the line and as part of operations.

Rural Housing Needs: FINANCING

ACCESS

Portland Metro area has more access to funding than rural areas

SOURCES OF FUNDING & REQUESTS

1. **Increase of 9% Tax Credits.** Due to the increase on construction costs (inflation), all the 9% Tax Credits have been allocated to projects with gaps and that were awarded 2022 credits, leaving 2023 with a gap.
2. **Returning the Farmworker Tax Credit to stand alone and not as part of the small NOFA** or at least strongly consider allowing culturally responsive organizations who have a history of serving farm workers, to be able to access AWHTC in early 2023. And these tax credits should be made available before the LIFT NOFA.
3. **Increasing the LIFT subsidy limits** because of rising construction costs and interest rates. Increases should be between 12-15 % to go along with inflation. Higher LIFT subsidies for communities that don't have access to other gap funding.
4. **Expedite the CARE program to get dollars out the door** to projects that are contemplating co-locating housing with early learning centers. This has been on the table for almost a year, we need to have a plan in place to access this money.



Rural Housing Needs: OPPORTUNITIES & ACCESS

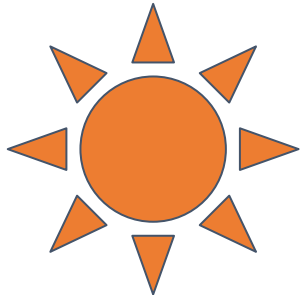
OPPORTUNITIES & ACCESS

Oregon Housing and Community Services (OHCS), local cities, and housing authorities must give priorities to non-profit affordable housing owners.



ACCESS

Cities and Municipalities in rural areas should be encouraged to work with non-profit owners, and culturally specific CDCs when land is available.



Opportunity to create cross-sector and mission-oriented partners for life that will reinvest their developer fees into programs that seek to break the cycle of poverty to underinvested in communities.