



Oregon Housing & Community Services

Agency Introduction | Jan. 17, 2023

Introductions

Andrea Bell (she/her)
Executive Director

Nicole Stingh (she/her)
Assistant Director of
Government Relations



Mission and Vision

Mission

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

Vision

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





Working together to serve individuals, families
and communities throughout Oregon

Oregon's Housing Stability Council



Council Chair
Claire Hall



Councilmember
Sami Jo Difuntorum



Councilmember
Barb Higinbotham



Councilmember
Mary Ferrell



Councilmember
Mary Li



Councilmember
Javier Mena



Councilmember
Sharon Nickleberry Rogers, CPA



Councilmember
Gerard F. Sandoval, PhD



Breaking New Ground

- Quantitative and qualitative data to illuminate areas of need across the state and within specific communities;
- Communicates six priorities to build support and inspire coordinated action;
- Describes how OHCS will lead, fund, and support our partners on priority issues over the next five years; and
- Provides a framework and direction for OHCS to prepare annual work plans, set goals, monitor progress and implement our priorities.



Statewide Housing Plan Progress

[Read the progress report online](#)

Equity and Racial Justice

Homelessness

- 86% of households served are stabilized in housing for six months or longer



Permanent Supportive Housing

- Funded over 1,200 units of permanent supportive housing



Affordable Rental Housing

- Increased existing pipeline of affordable rental housing by 20,624 homes



Homeownership

- Assisted 1,568 households in becoming successful homeowners



Rural Communities

- Funded 3,612 affordable housing units in rural Oregon



Intensive Housing Needs for Oregonians

- **Homelessness:** 17,891 Oregonians were experiencing homelessness in January 2022 – Oregon continues to rank top in unsheltered homelessness
- **Housing unaffordability:** Over 75% of very low-income renters are severely housing cost burden
- **Housing supply:** Oregon needs over 140,000 homes, and more than half need to be affordable to people living at or below 80% of the area median income
- **Permanent Supportive Housing (PSH):** Oregon needs 14,353 PSH homes to address chronic homelessness and other needs
- **Homeownership:** Oregon has one of the lowest rates of homeownership (42nd in the nation) and large racial disparities in homeownership rates



OHCS Programmatic Divisions





HOUSING STABILIZATION

The Housing Stabilization Division programs are designed to stabilize housing for low-income Oregonians and support community resiliency, including programs to prevent and end homelessness and reduce energy costs. These programs include:

- **Homeless assistance programs** deliver services that enable households that are homeless or at risk of homelessness to maintain or regain housing stability.
- **Housing retention**, including rental assistance programs are available to Oregonians earning at or below 50 percent of area median income
- **Low-income water and energy assistance programs** provide bill payment assistance to eligible households earning 60 percent or less of Oregon's median income.
- **Low-income weatherization assistance programs** provide home health and safety improvements, heating system repair and replacement, energy conservation services, and baseload measures to households earning 200 percent or less of the federal poverty level.
- **Individual Development Accounts** provide matched savings to help low-income Oregonians save for a specified goal, such as a home, an education, a micro-business, and more.



AFFORDABLE RENTAL HOUSING

The Affordable Rental Housing Division provides financial resources to create and preserve quality, affordable rental housing for Oregonians of low and moderate incomes, then oversees long term property performance and programmatic compliance.

Programs include: Local Innovation and Fast Track (LIFT), Permanent Supportive Housing (PSH), Land Acquisition Program, General Housing Account Program, Oregon Affordable Housing Tax Credit, Agricultural Worker Housing Tax Credit, and the federal Low Income Housing Tax Credits (LIHTC) and HOME programs.



Colonia Paz - Lebanon, OR - Farmworker Housing Development Corporation



HOMEOWNERSHIP

The Homeownership Division supports low-to moderate-income Oregonians in attain and sustain homeownership.

Services and programs include:
competitive interest rate mortgages,
down payment assistance (DPA), pre-
purchase education and counseling ,
foreclosure Avoidance Counseling,
Manufactured & Marine Communities
Resource Center, health and safety
repairs, replacing older manufacture
homes, developing housing (LIFT
Homeownership and Homeownership
Development Incubator Program)



OREGON HOUSING and
COMMUNITY SERVICES



Hurita Place - Bend, OR - Kôr Community Land Trust



DISASTER RECOVERY & RESILIENCE

The Disaster Recovery and Resilience Division was established in response to significant housing loss from the 2020 Labor Day fires, currently focused on establishing and implementing programs that support long-term recovery of communities and households impacted.

- Delivering \$150 million in state investments to help communities recover from the Labor Day fires
- Leading implementation of **ReOregon**
 - \$422 million federal Community Development Block Grant – Disaster Recovery allocation from Congress
 - Equitable access to resources necessary to be housed safely, sustainably, permanently, affordably and in housing of choice



2023-25 Legislative Agenda: 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 & exacerbating housing disparities among communities of color and other marginalized communities.



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

2019-2023

Questions?

[Visit OHCS' Government Relations website to read more](#)





Reference Slides

Government Relations team



Nicole Stingh (she/her) Nicole.Stingh@hcs.Oregon.gov
Assistant Director of Government Relations



Alexandra Ring (she/her) Alexandra.Ring@HCS.Oregon.gov
Legislative & Government Relations Coordinator; Homeownership and Disaster Recovery



Leann Knapp (she/her) Leann.Knapp@HCS.Oregon.gov
Legislative & Government Relations Coordinator; Housing Stabilization



Tanisha Rosas (she/her) Tanisha.Rosas@HCS.Oregon.gov
Legislative & Government Relations Coordinator; Affordable Rental Housing



Jaci Davis (she/her) Jaci.Davis@HCS.Oregon.gov
Administrative Rules & Legislative Coordinator



2023 ***DRAFT*** Legislative Agenda

2023 Legislative Agenda Engagement & Next Steps

- OHCS engaged with partners to develop draft agenda by:
 - Presenting to Oregon's Housing Stability Council and bringing them into agenda development conversations
 - Hosting three webinars to introduce concepts for each core programmatic division
 - Holding English and Spanish listening sessions on specific investments
 - Joining existing stakeholder tables to discuss agency plans, including but not limited to the Housing Alliance, Housing Oregon, Oregon Preservation Network
- Conducting surveys and [using feedback to improve the agenda](#)
- OHCS' final 2023 Legislative Agenda will be released in early February and LCs (aside from SB 225) are currently under review by Governor Kotek



2023-25 Agency Request Budget



AGENCYWIDE

Total Investment Requests: \$20.17M

Training, Technical Assistance, & Language Access Resources (POP 103) - \$20.17M

Provides targeted supports, resources, and/or capacity-building activities to community-based organizations, partners, Tribal partners, and stakeholders focused on a many specialized services, including skill building and training, and activities to support organizational health. Investment will support translation services and language access agency assessment to improve reach of OHCS programs.





HOUSING STABILIZATION

Total Investment Requests: \$205.7M

Shelter for Oregonians & Data (HMIS) Improvement (POP 106) | \$71.4M

Improves utilization of Homeless Management Information System (HMIS) by increasing the number of partners utilizing HMIS, improving reporting capabilities, connection to other data sets, and our ability to evaluate programs and measure statewide outcomes.

Keeping Oregonians in their Homes (POP 110) | \$60.3M

Extends one-time investments to build a more robust housing retention system that ensures Oregonians remain stably housed. Includes local rental assistance funds, legal services, mediation services, support for culturally responsive organizations.

Long Term Youth Rental Assistance (POP 115) | \$39M

Expands the [House Bill 2163](#) pilot program to establish a long-term statewide rental assistance program supporting individuals younger than 25-years-old who are transitioning out of foster care, homelessness, behavioral health or treatment facilities, corrections, or detention facilities.

Individual Development Account (IDA) Investment (POP 117) | \$35M

Increases investments in the existing and impactful IDA Initiative.



OREGON HOUSING and
COMMUNITY SERVICES



AFFORDABLE RENTAL HOUSING

Total Investment Requests: \$421.75M

Local Innovation Fast Track (LIFT) Rental Resources (POP 105) | \$160M

To develop new affordable rental homes for historically underserved communities, including rural areas and communities of color.

Affordable Housing Preservation Package (POP 107) | \$175M

Supports the preservation of Oregon's existing housing.

Permanent Supportive Housing (POP 104) | \$76.75M

Housing development funds coupled with resources for supportive services and rental assistance.

“CARE” — Co-location of Affordable Rental Housing and Early Care & Education (POP 114) | \$20M

Expands opportunities to co-locate affordable housing and early care and education needs, addressing two critical issues in every Oregon community.

Land Acquisition Program (POP 111) | \$10M

Allows eligible entities to purchase the land quickly while it is available.





HOMEOWNERSHIP

Total Investment Requests: \$128M

Local Innovation Fast Track (LIFT) Homeownership Program (POP 105) | \$40M

To develop new affordable homes for historically underserved communities, including rural areas and communities of color.

Affordable Homeownership Development Program (POP 109) | \$25M

Funds the construction of affordable homes for purchase.

Down Payment Assistance with OHCS Lending (POP 116) | \$20M

Adds additional funds to the down payment assistance resources available.

Homeowner Protection Program: Assistance to Homeowners & Counseling Resources (POP 113) | \$15M

Creates a state-funded mortgage relief program to provide protection and financing for fixed-income homeowners in Oregon at risk of foreclosure. Additionally, this includes resources for foreclosure avoidance counseling.

Resources for Homeowners of Manufactured Housing (POP 108) | \$8M

Continues funding to help homeowners of manufactured homes improve their living conditions.



Legislative Concepts



AGENCYWIDE

LC 550: Statutory Clean-Up Bill

- Ensures tribal access to OHCS funds
- Streamlines rulemaking and procurement process
- Includes other technical fixes, full bill is posted on OHCS' website



HOUSING STABILIZATION

LC 562: Placeholder for homelessness recommendations

- Task Force on Homelessness and Racial Disparities
- Interagency Council on Homelessness

Legislative Concepts



AFFORDABLE RENTAL HOUSING

SB 225 (LC 555): Private Activity Bonds (PAB) for Affordable Housing

- Provides coordination for PAB housing resources through OHCS
- Ends the "blackout period" that delays housing developments

LC 554: Mixed-income Housing Development Statute Correction

- Expands OHCS ability to fund affordable homes in more developments



Legislative Concepts



HOMEOWNERSHIP

LC 560: Manufactured Housing Dispute Resolution and Tenant Legal Aid

- Extends committee and grant making authority



DISASTER RECOVERY & RESILIENCE

LC 558: Supporting Housing Recovery after Disasters

- Creates new Disaster Housing Recovery Fund
- Expands construction authority to support rebuilding efforts