



Oregon Housing & Community Services

Housing Needs and Solutions | Jan. 18, 2023

Introductions



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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

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.



Breaking New Ground

OREGON'S STATEWIDE HOUSING PLAN

Statewide Housing Plan Progress

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





Ongoing Housing Needs & Proven Solutions



HOUSING STABILIZATION

Homelessness Needs

- Oregon is in the top 5 nationally for unsheltered homelessness
- According to 2022 Point in Time Count data, **17,891** Oregonians were experiencing homelessness in January 2022.
- **11,097** of those individuals were experiencing *unsheltered* homelessness





HOUSING STABILIZATION

Homelessness Solutions

- Increased capacity for providers
 - Improve data collection, staffing, overall service provision, and more.
 - Partner with new homeless services providers that are culturally-specific and/or responsive, located in rural communities, serve LGBTQIA+ communities, etc
- Additional shelter beds with a pathway to housing that is paired with services & supports
 - Includes ongoing funds to preserve one-time funded projects like Project Turnkey & Navigation Centers
- Ongoing funding for housing retention and homeless services





HOUSING STABILIZATION

Housing Retention Needs

- In 2019, 27% of renters spent more than half their income on rent alone
- 75% of very low-income Oregon renters are severely housing cost-burdened
- In December 2022, Oregon saw 2,043 eviction filings, most for non-payment of rent, despite available resources.



Cornerstone – Salem, OR



HOUSING STABILIZATION

Housing Retention Solutions

- Homelessness prevention funding to meet community-level needs
- National best practices indicate that rental assistance should be paired with, or offered in addition to:
 - Legal services
 - Case management
 - Mediation services
- Lack of housing supply serves as a major cost driver for housing





AFFORDABLE RENTAL HOUSING

Housing Supply Needs

- Oregon's [Housing Needs Analysis](#) found that the state must develop more than 550,000 homes over the next 20 years
 - 140,000 homes needed **now** to address underproduction of housing- more than half need to be affordable to those living at or below 80% the area median income
 - Need to produce 36,000 units a year
- Oregon needs over 14,350 Permanent Supportive Homes (PSH)





AFFORDABLE RENTAL HOUSING

Housing Supply Solutions

- Expand development through the Local Innovation Fast Track Housing Program (LIFT)
- Expand the resources to develop of permanent supportive homes (PSH)
- Increase funding for:
 - Co-location of Affordable Rental Housing and Early Care and Education
 - Land Acquisition Program



Sunnyslope Manor, Salem, OR



Canal Commons, Bend, OR



AFFORDABLE RENTAL HOUSING



Chaucer Court, Portland, OR

Preservation Needs

- 5,624 affordable homes with OHCS funding attached are at risk of loss over the next 10 years
- Additional affordable homes need repairs and many affordable housing providers lack sufficient reserves to address needed repairs
- Increased operating costs for affordable housing providers can lead to cost increases for residents



AFFORDABLE RENTAL HOUSING

Preservation Solutions

- Funding to finance the acquisition of Publicly Supported Housing properties with expiring affordability
- Resources to intervene when properties are at risk of foreclosure, loan forfeiture, or experiencing address life, health, and safety concerns for tenants.
- Acquire and rehab manufactured home parks that will be owned by nonprofits and cooperative ownership (co-ops).



OREGON HOUSING and
COMMUNITY SERVICES



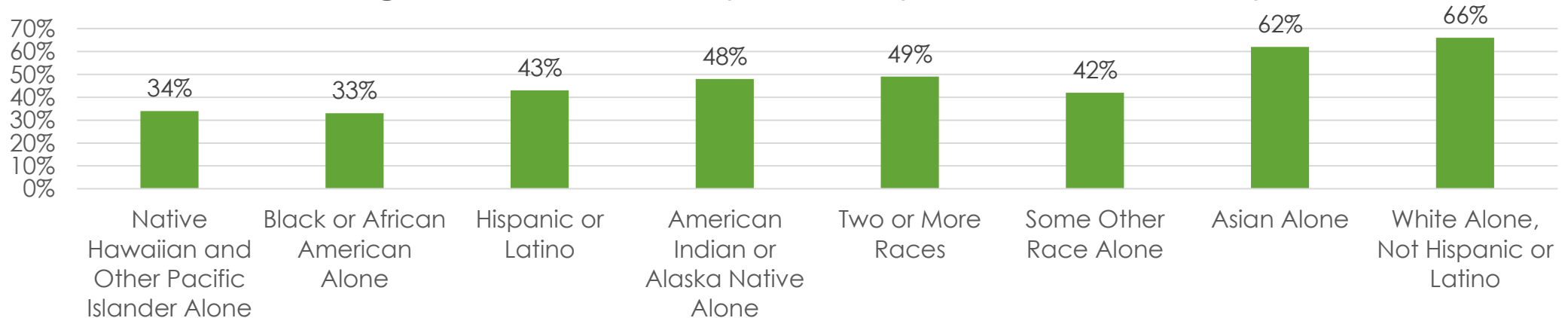
Filbert Grove Cooperative Springfield, OR



HOMEOWNERSHIP

- Homeownership is vital to helping Oregonians achieve long-term stability and allows them to build generational wealth
- Oregon has one of the lowest rates of homeownership (42nd in the nation) and large racial disparities in homeownership rates
- Down payment is the largest barrier to homeownership

Oregon Homeownership Rates by Race and Ethnicity





HOMEOWNERSHIP

Solutions through OHCS Programs

- Increase development of new affordable homes for purchase through the **Local Innovation Fast Track Homeownership Program (LIFT-HO)** and **Homeownership Development Incubator Program (HDIP)**
- **Down payment assistance** pair with OHCS Mortgage Lending Products
- Asset building with **IDAs**



Hurita Place - Bend, OR - Kôr Community Land Trust

Integration with Public Systems

- Collaborating with the healthcare system
 - Working with the OHA on the Medicaid 1115 waiver
 - Bringing together local developers and behavioral health service providers with permanent supportive housing (PSH)
- Bringing childcare support to affordable housing residents by co-locating early learning facilities with affordable housing developments
- Collaborating with ODHS to deploy youth rental assistance and homeless support resources
- Partnering with emergency response agencies on wildfire recovery
- Working with DLCD on the Oregon Housing Needs Analysis



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



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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



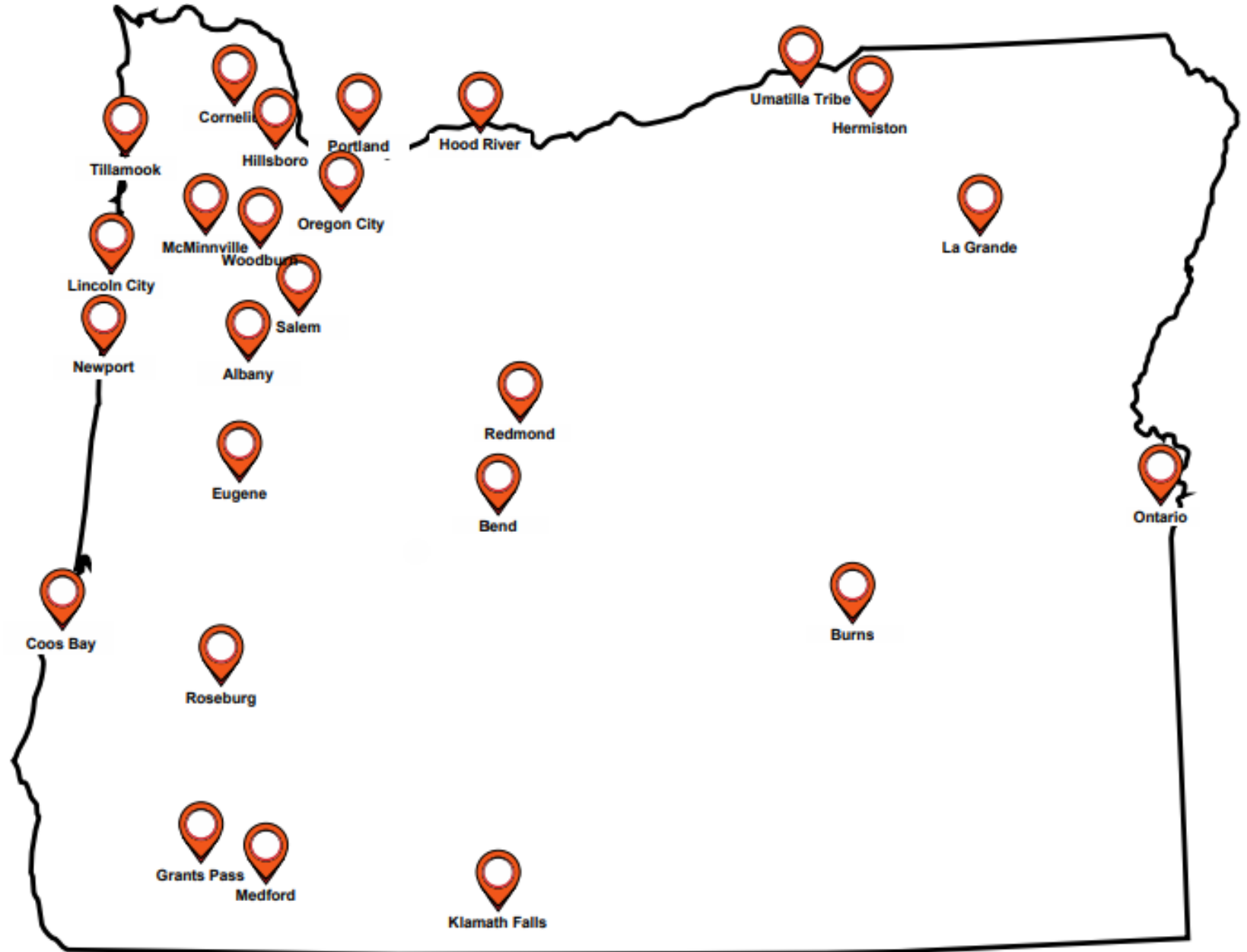
Councilmember
Sharon Nickleberry Rogers, CPA



Councilmember
Gerard F. Sandoval, PhD



Outreach Conducted during Building Oregon's Statewide Housing Plan





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.





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

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 Statue 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