

OREGON HOUSING AND COMMUNITY SERVICES

AGENCY BUDGET PRESENTATION



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Oregon Housing and Community Services

February 27 – March 2, 2023
Joint Ways and Means Subcommittee on
Transportation and Economic Development

2023-25 OHCS AGENCY BUDGET PRESENTATION

Four Day Agenda

Monday, February 27

- Agency Introduction
- Historical Context
- Budget Summary
- Central Services

Tuesday, February 28

- Affordable Rental Housing Division
- Homeownership Division
- Disaster Recovery and Resiliency

Wednesday, March 1

- Housing Stabilization Division
- Key Performance Measures
- Reduction Options

Thursday, March 2

- Conclude Agency Presentation, if needed
- DAS presentation
- Public Testimony

Mission

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



Working together to serve individuals, families and communities throughout Oregon

OREGON HOUSING AND COMMUNITY SERVICES

CROSS-AGENCY STRATEGIC ALIGNMENT

HEALTH
OUTCOMES



JUSTICE
OUTCOMES



EDUCATION
OUTCOMES

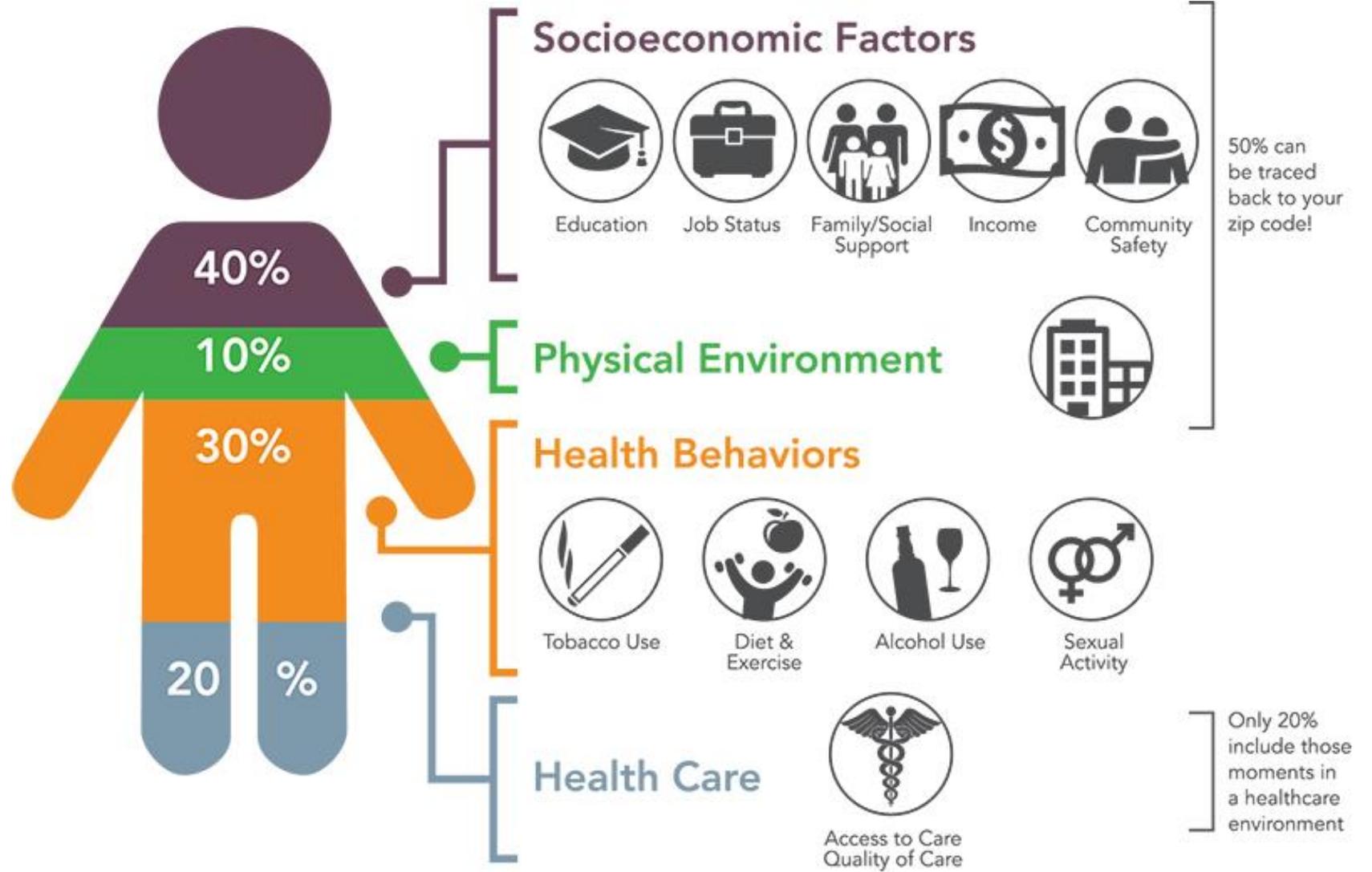


ECONOMIC
OUTCOMES



HOUSING IS FOUNDATIONAL

Social Determinants of Health: Housing is Healthcare



Source: Institute for Clinical Systems Improvement, Going Beyond Clinical Walls: Solving Complex Problems (October 2014)

2023-25 OHCS AGENCY BUDGET PRESENTATION

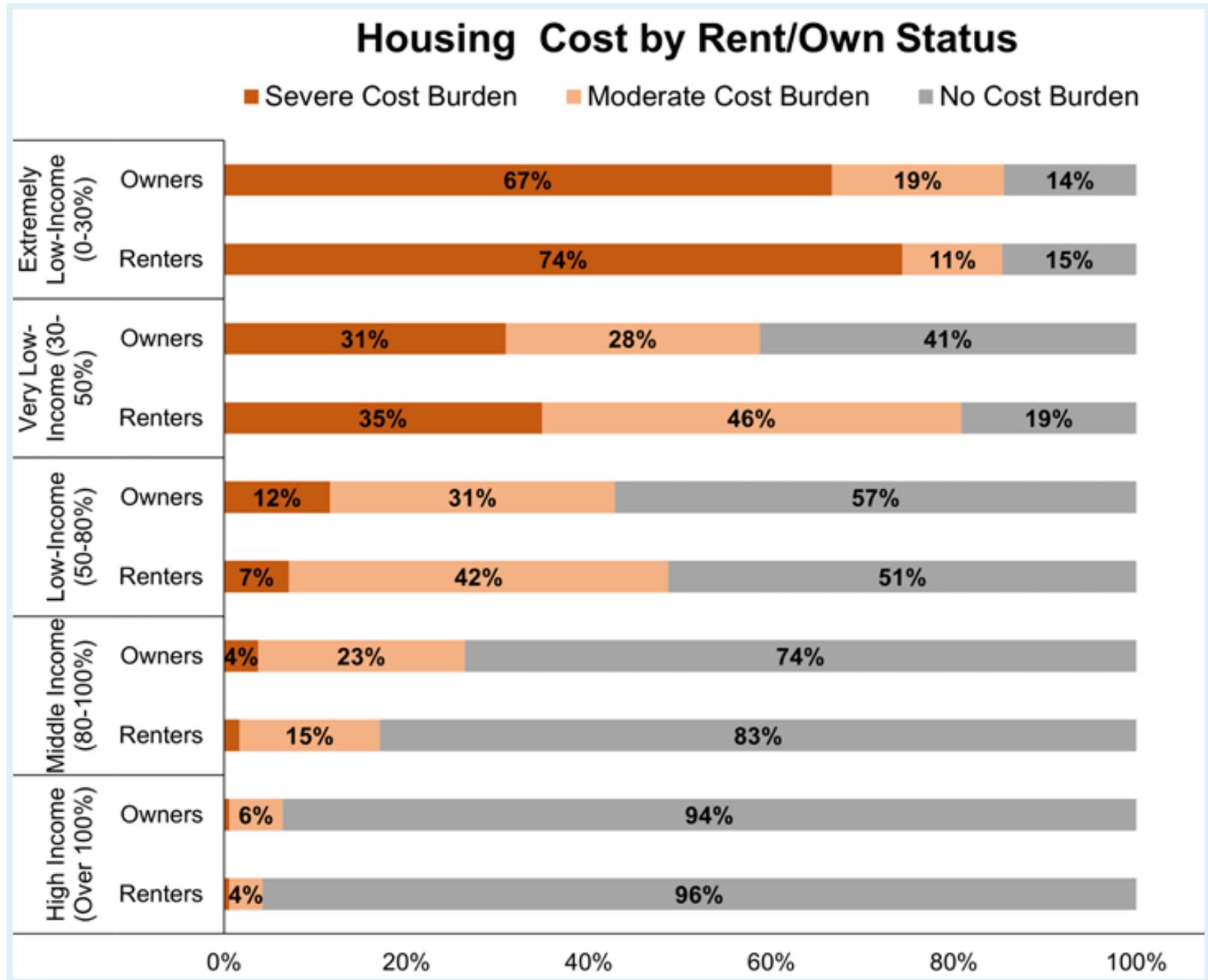
Who do OHCS programs serve?

Individuals and families who struggle to access affordable housing, mainly those living below Area Median Income. This includes:



Affordable housing = 30% or less of gross income spent on housing

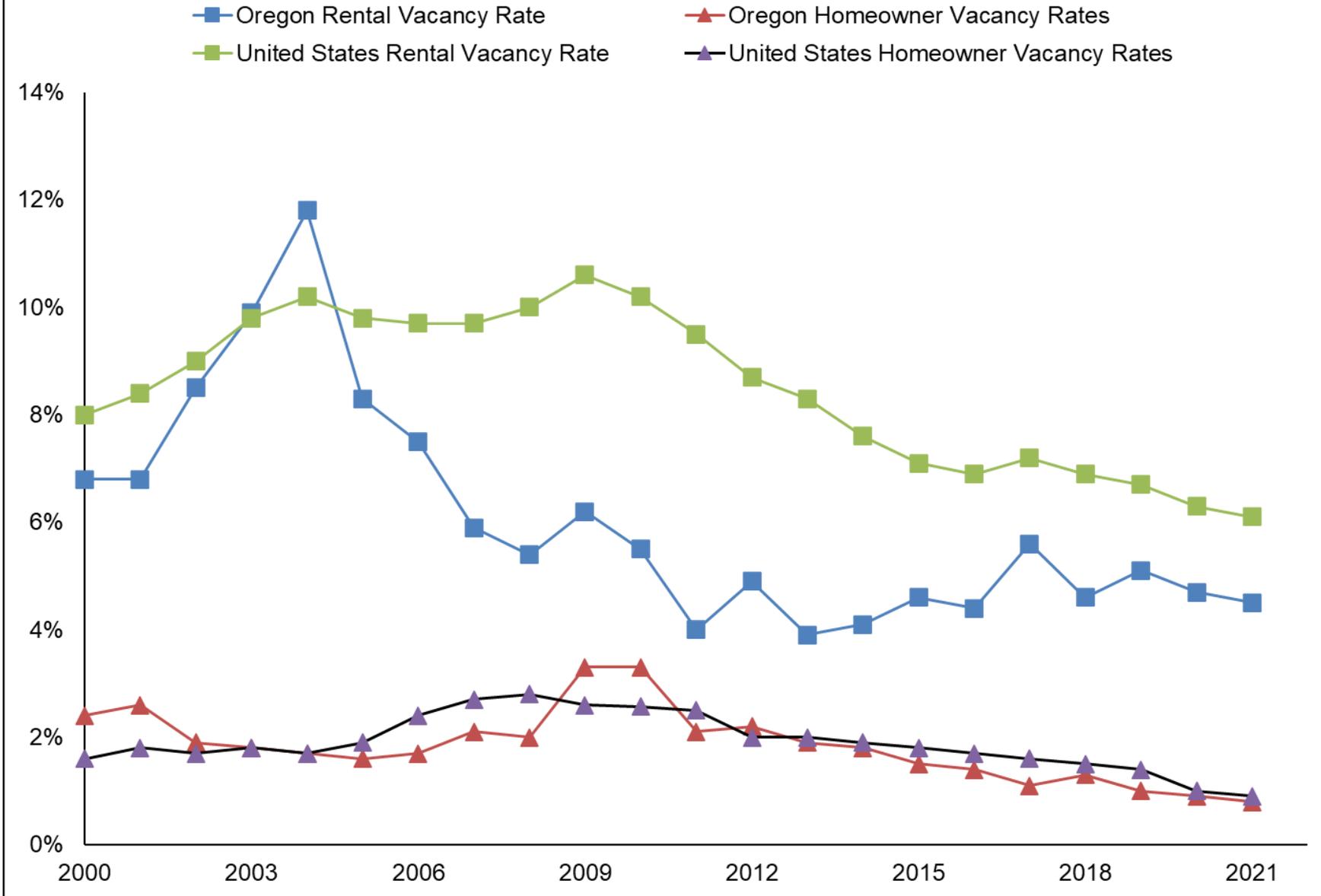
Oregonians with Low-Income face severe housing costs



Oregon rental and homeowner vacancy rates remain low



Vacancy Rate by Ownership, Oregon & United States



Source: OHCS analysis of U.S. Census Bureau Housing Vacancy Survey, 2000 – 2021

Historical Context

OHCS' role has changed dramatically in just three biennia. We are poised to expand strategic initiatives to address Oregon's intractable housing crisis and create housing stability for Oregonians.



2017-19 Biennium: Beginning of the growth chapter

- Statewide Housing Plan is developed and launches February 2019
- New programs and one-time funds – *then* the largest budget in agency history
 - LIFT Homeownership established, overall LIFT funds double (LIFT only established the biennium before)
 - \$30M one-time homelessness funds with budget note to focus on outcomes
 - Document Recording Fee tripled to \$90M/biennium
 - Publicly Supportive Housing (PuSH) preservation program established
 - Land Acquisition Program
 - Rent Guarantee Program



2019-21 Biennium: Expanding OHCS' reach

Pre-pandemic, OHCS was delivering the *then* largest budget.

Expanding Existing Programs

- Increase current service level for Emergency Housing Account
- Nearly doubling LIFT investments
- Shifting use of federal Private Activity Bonds to their highest and best use: housing development
- Homelessness system improvement: budget note on outcomes-oriented contract is delivered, additional budget note on data

New Programs & Initiatives (pre-pandemic)

- Dedicated Permanent Supportive Housing funds
- Manufactured Home Replacement
- One-time funds: \$5M shelter investment, \$6M rental market resources, multiple investments were cut during the August special session due to potential revenue shortfalls
- Oregon Housing Needs Analysis (then Regional Housing Needs Analysis)



2019-21 Biennium: Becoming an emergency response agency

- Flooding response: Emergency Board resources to support response and recovery in Umatilla County
- COVID Response
 - 9 Emergency Board meetings allocating rental assistance, energy assistance, sheltering resources, and more
 - December 2020 Special Session: Landlord Compensation Fund (\$150M) and Supporting Tenants Accessing Rental Relief (STARR, \$50M)
 - Launch of the Oregon Emergency Rental Assistance Program
 - Launch of the Low-Income Household Water Assistance Program
- Wildfire response
 - Wildfire Damage Housing Relief Program, \$10M allocated
 - Supplemental Low Income Housing Tax Credits allocated by Congress in response to disasters in Oregon and across the state



2021-23 Biennium: Continuing emergency response

- COVID response programs
 - Homeownership Assistance Fund and counseling resources
 - Rental assistance – Oregon Emergency Rental Assistance becomes #1 program in the nation
 - December 2021 session \$115M allocated for rental assistance and \$100M established an offramp from OERAP with statewide eviction and homelessness prevention system given waning emergency rental assistance resources
- Beginning **real** wildfire recovery
 - \$150M state funds allocated to support recovery while Oregon awaits federal funds
 - Oregon preparing to launch >\$420M in Community Development Block Grant – Disaster Recovery resources
- Homelessness State of Emergency



2021-23 Biennium: Continuing progress on goals

2021-23 represents the largest agency budget in history – for the fourth biennium in a row (see [one-time funds](#) presentation)

Expanding Existing Programs

- Increased investment in affordable housing development and preservation programs, nearly doubling LIFT investments
- Increased resources for down payment assistance and Individual Development Accounts
- Increased investments to manufactured home programs

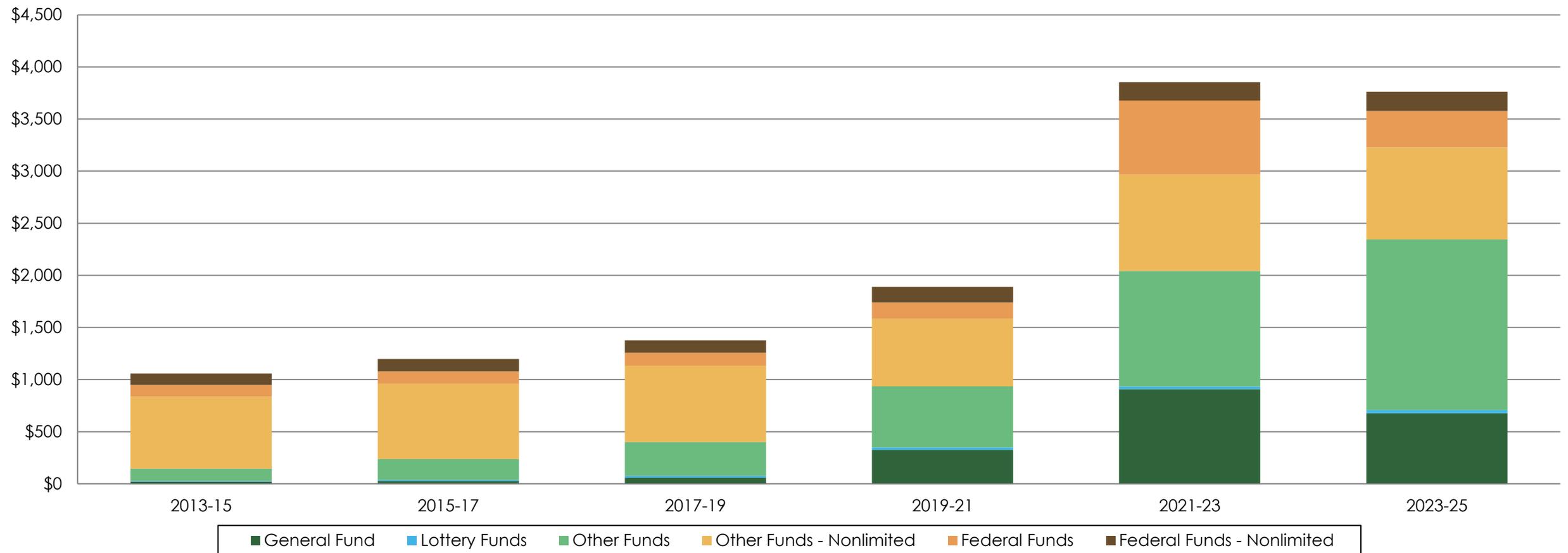
New Programs & Initiatives

- General Fund homeownership development
- Funds to co-locate affordable housing developments and early learning centers
- One-time homelessness prevention and service funds
- One-time pass-through funds
- Task Force on Homelessness and Racial Disparities (HB 2100, 2021)



10 years at a glance

OHCS Agencywide Funding (in millions)



Evolution of OHCS' role: Where we're headed

Doubling down on our commitment to meet the people of Oregon's greatest housing needs

- Accelerating progress through operational excellence, including the establishment of a Project Management Office
- Advancing equity and racial justice
- Shifting business model to respond to emergencies
- Leveraging role as Housing Finance Agency to address the needs outlined in the Oregon Housing Needs Analysis
- Authentic power sharing with communities to deploy resources that work for each local community



Statewide Housing Plan: Progress on priorities



Equity & Racial Justice



Homelessness

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



On track



Permanent Supportive Housing

Funded over 1,200 units of permanent supportive housing.



Complete/
Will exceed



Affordable Rental Housing

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



On track



Homeownership

Assisted 1,568 households in becoming successful homeowners.



In progress



Rural Communities

Funded 3,612 affordable housing units in rural Oregon.



Complete/
Will exceed

Budget Summary

- Budget summary by fund type, usage, and program area
- Organizational chart
- Growth management
- Budget drivers and risks
- Central Services

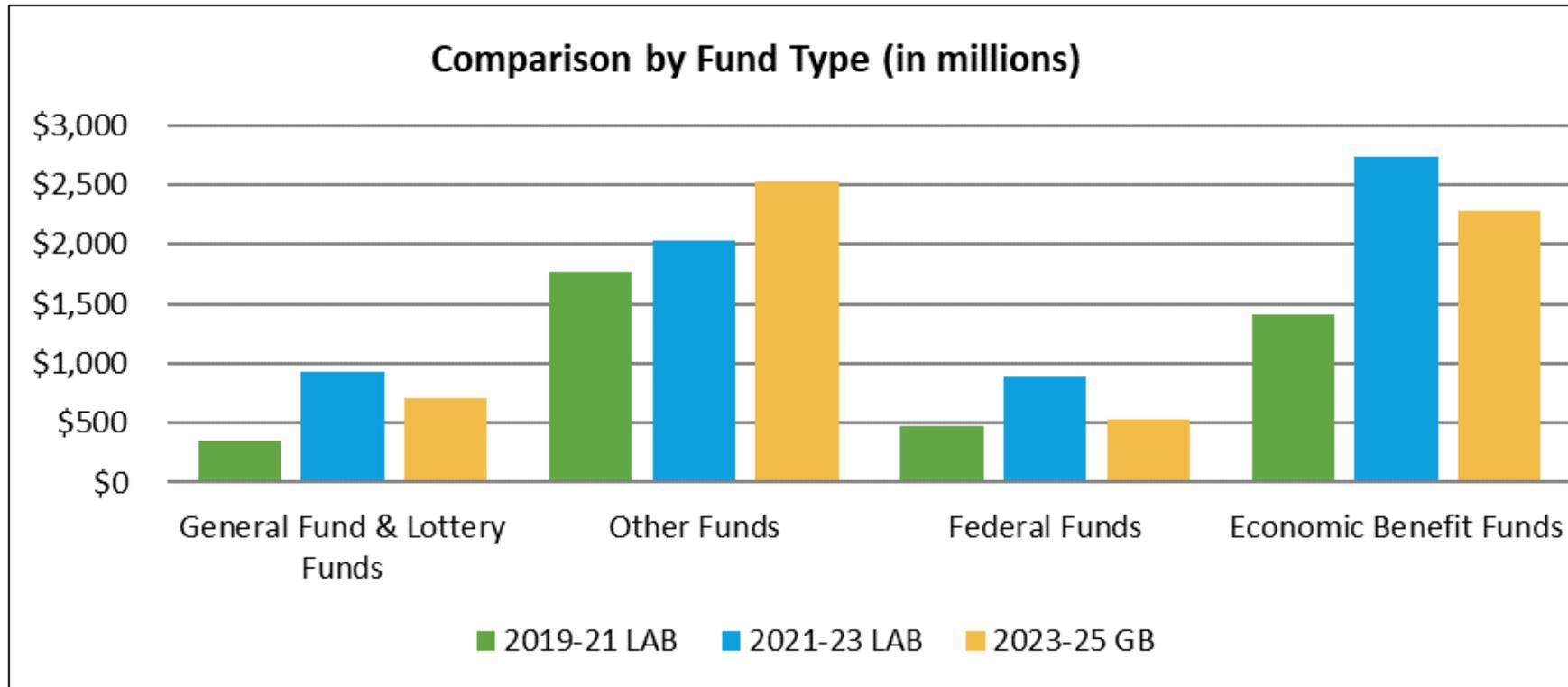


Budget summary by fund type

FUND TYPE	2019-21 LAB	2021-23 LAB	2023-25 GB
General Fund & Lottery Funds	\$353	\$934	\$708
Other Funds	\$1,763	\$2,034	\$2,521
Federal Funds	\$469	\$885	\$533
Economic Benefit Funds	\$ 1,408.6	\$ 2,733.2	\$ 2,279.0
All Funds	\$3,994	\$6,587	\$6,041

Oregon is Private Activity Bond cap constrained;
It's likely the highest economic benefit funds* usage was achieved this biennium.

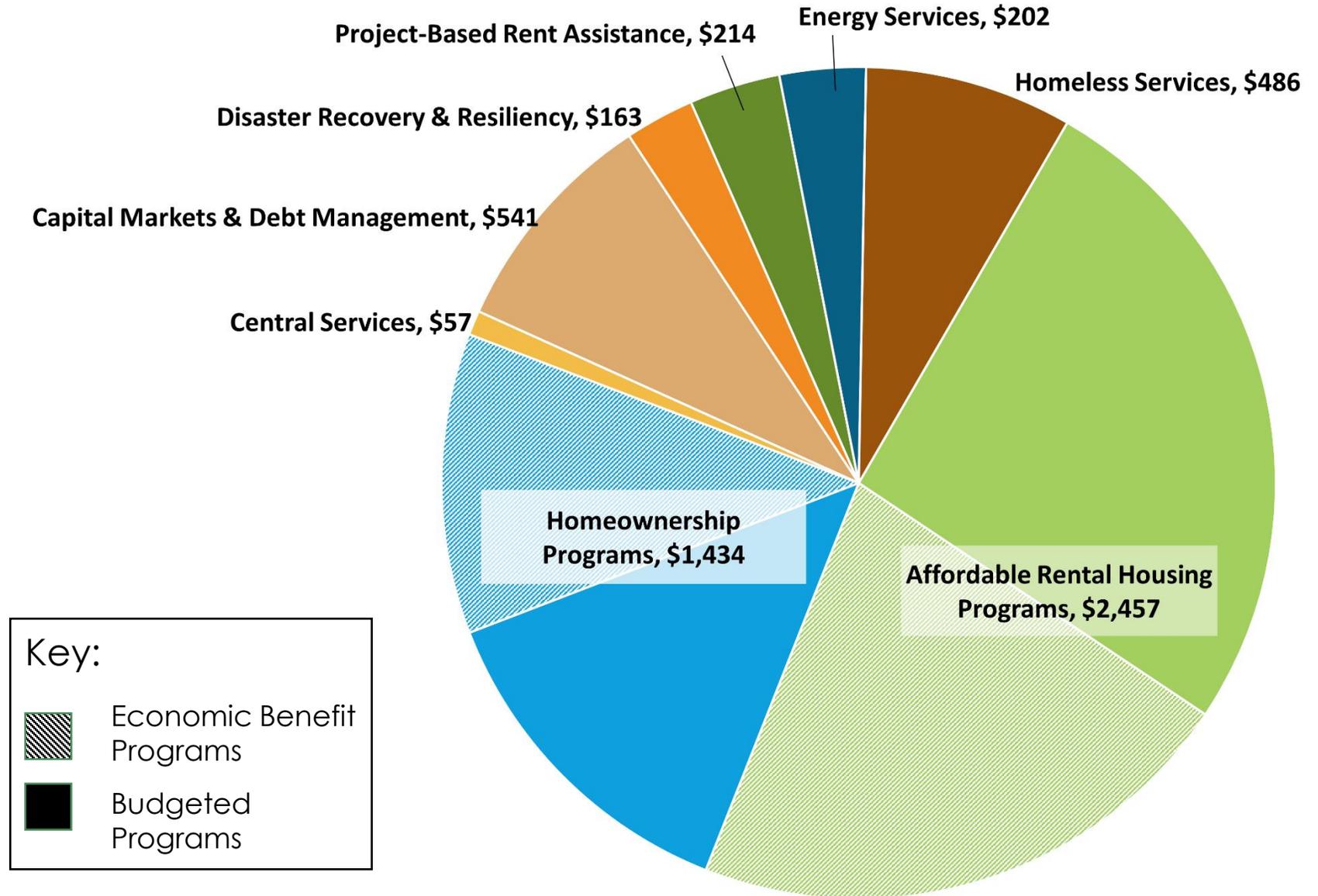
**Economic benefit funds include tax credit equity, pass-through bond proceeds, and other OHCS-administered funds not included in the accounting and budget systems*



2023-25 budget by agency program areas

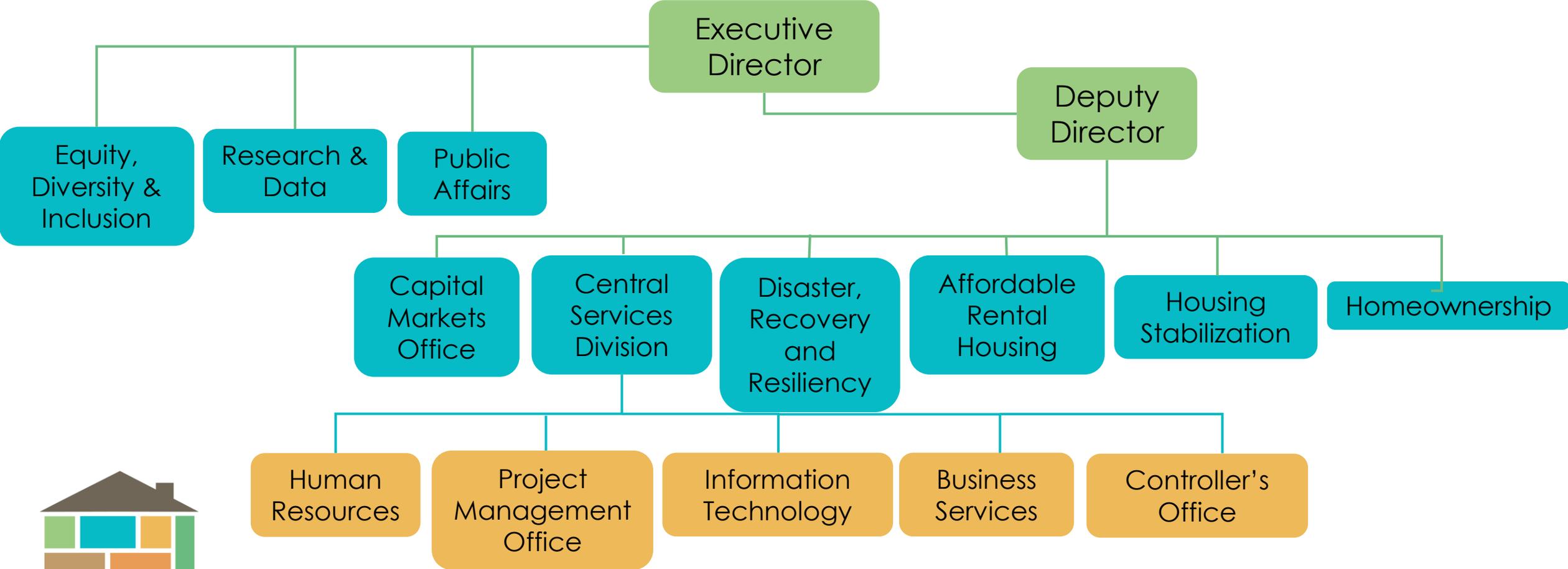


Funding by Program Area (in millions)



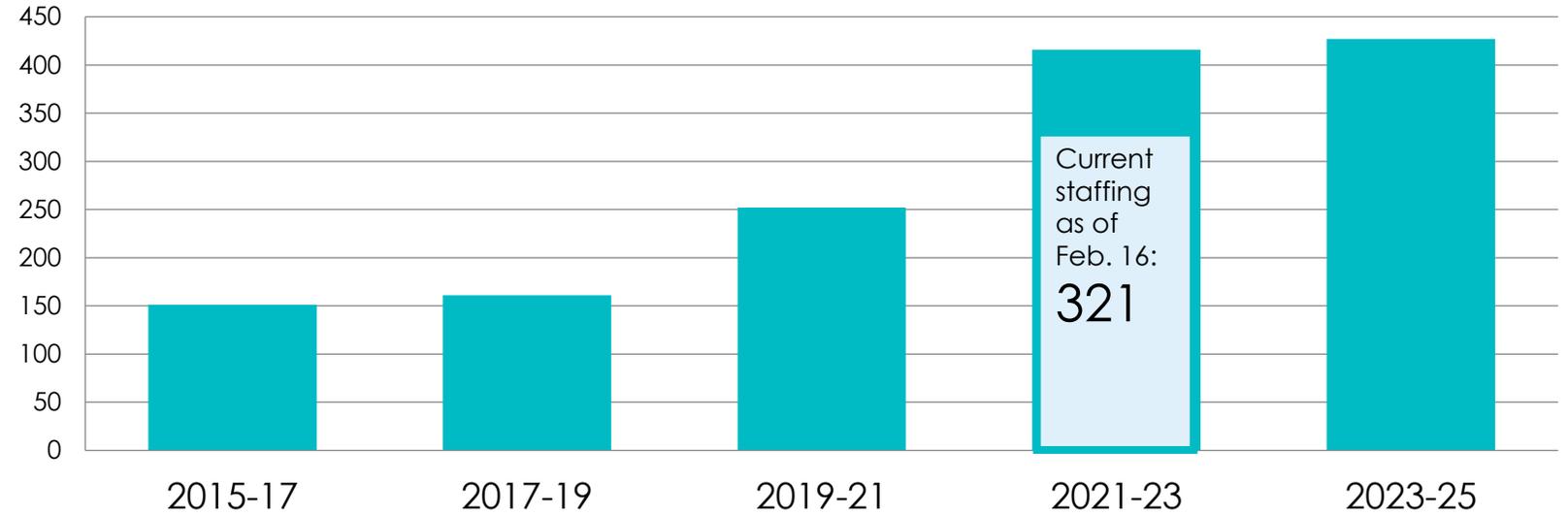
Organizational chart

- 2021-23 Legislatively Approved Budget included 420 positions (90 limited duration)
- 2023-25 Governor's Recommend Budget Includes 427 positions (37 limited duration)



Agency staffing

Number of Agency Staff



Positions in Governor's Budget	Supervisory	Non-supervisory	Total
Central Services	19	142	161
Affordable Rental Housing Division	10	113	123
Disaster Recovery and Resilience	6	36	42
Homeownership Division	7	33	40
Housing Stabilization	6	54	60
Total	48	378	426

Hiring and vacancies

Vacancy rates by position type:

- Permanent 14%
- Limited Duration 73%

- To date this biennium, 153 new agency hires (52% of overall workforce)
 - 93 new to state, 60 transfers from other agencies
 - 123 permanent hires, 30 limited duration
- In addition, the agency saw 57 internal promotions
 - 51 permanent, 6 limited duration
- During the same period, 45 staff left OHCS
 - Retirement accounted for the highest percentage of separations at 29%
- As of January 1, 2023, the agency maintained 111 vacant positions
 - 56 limited duration, 55 permanent



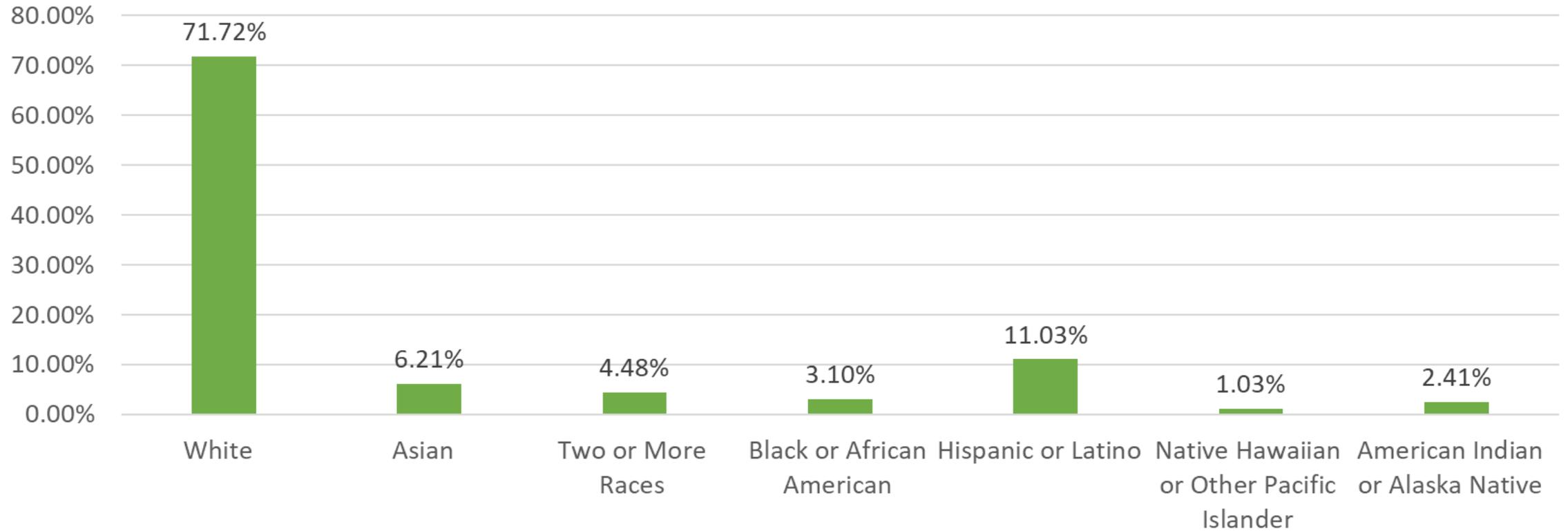
Challenges in hiring & agency interventions

- OHCS has expanded into new bodies of work, which makes it difficult to determine classifications and write positions descriptions
 - Expectations, complexity, and funding outpaces ability to staff up
- Leadership that is new to state government; managers learning complex state processes and navigating the class and compensation requirements
- Position classifications updated to reflect enhanced strategy, decision making authority, and accountability required of staff and leadership



Aiming to be reflective of the Oregon we serve

Staff Demographics (2/1/23)



Budget drivers

- Oregon Housing Needs Analysis sets a path forward to build needed housing to address Oregon's crisis
 - Continued state investments in "gap" funding is enabling unprecedented use of federal tax credits, tax-exempt bonds, and ultimately historic levels of housing production
- Housing/homelessness crisis demands a humanitarian response; one-time funds won't get us out of this crisis and OHCS' role to lead a coordinated and concerted effort in response to this crisis
- OHCS and many business partners and grantees are still at early stages of racial equity work. Need concrete and strategic investments to address disparities across the continuum
- Local communities must be at the table to set their destiny through authentic power sharing



Budget risks

- Speed of new programmatic investments outpaces growth in OHCS operating capacity
- Repeated “one-time” investments are stretching capacity of existing staff, from a leadership, program delivery and operational support perspective
- Emergency Support Functions are under resourced at state and local levels, for government and private partners
- Market-oriented programs are subject to economic forces more volatile than the Great Recession
- Reliance on the state enterprise as a whole, DAS and DOJ are key partners



Central Services

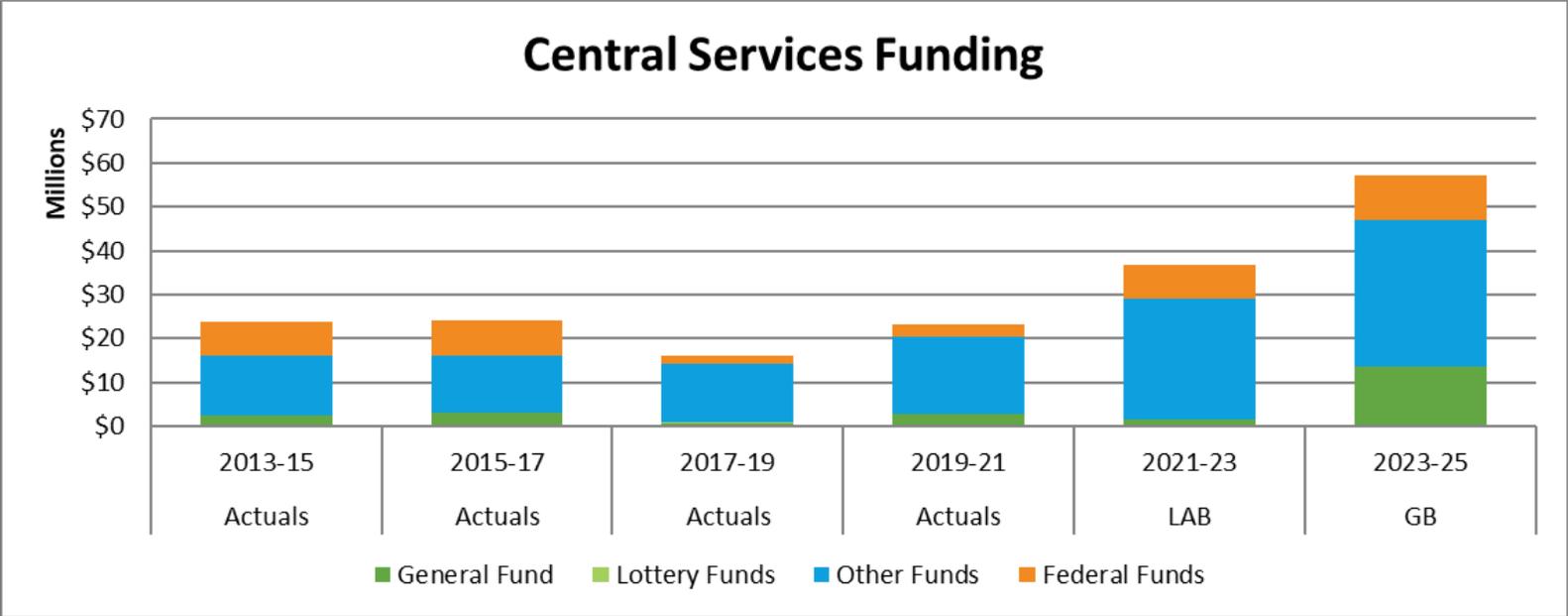
Budget area includes:

- Research and Analysis Section
- Equity, Diversity and Inclusion Office
- Central Services Division (procurement, human resources, information services, project management, controller/accounting, budget, business services)
- Public Affairs Division (communication, government relations, engagement)
- Deputy Director's Office (debt management)
- Executive Director's Office

Central Services

Fund Type	2019-21 Actuals	2021-23 LAB	2023-25 GB
General Fund & Lottery Funds	3	2	14
Other Funds	18	27	33
Federal Funds	3	8	10
All Funds	24	37	57
Usage	2019-21 Actuals	2021-23 LAB	2023-25 GB
Operating Costs	24	37	57
Program Payments	0	0	0
All Funds	24	37	57
Postions/FTE	77/68.67	125/114.54	145/142.54

General Fund in the Governor's Recommended Budget includes programmatic capacity building and language access



Staffing POPs: Retaining staff and improving program delivery

- POP 070: Phases out positions funded with one-time resources
- POP 101: Restores phased out positions and allows OHCS to retain quality staff
- POP 102: Establishes new positions to support strategic agency growth in response to increased housing resources

<u>New</u> Position Breakdown (POP 102)	Supervisory	Non-supervisory	Total
Affordable Rental Housing Division	0	20	20
Homeownership Division	2	2	4
Central Services	1	10	11
Total	3	32	35



Building an Infrastructure: Training, technical assistance and language access

- POP 103: \$9.4 million to provide targeted support and resources to community-based organizations and Tribal partners to focus on a multitude of specialized services, skills, and training.
- This package includes distinct components to achieve the stated goals:
 - Language access (expand and provide assessment)
 - Tribal investments (additional investments in POPs 90 and 106)
 - Capacity building, training, and technical assistance
 - Internal infrastructure building to support this work moving forward



POP 112: Modernizing grant management systems

No resources requested

Gathering and refining business requirements, including outreach to users external to OHCS (FY21-23)

Competitive solicitation to identify potential solutions (RFQ in 2025)

Selection and procurement of solution and implementation planning (2025-2026)

System implementation, testing, training, adoption, and system refinement/tuning (FY25-27)

Program & Investment Summary

- Homeownership Division
- Housing Stabilization Division
- Affordable Rental Housing Division
- Disaster Recovery and Resiliency Division



Serving Oregonians across the housing continuum

HOUSING STABILIZATION



AFFORDABLE RENTAL HOUSING



HOMEOWNERSHIP



EQUITY AND RACIAL JUSTICE

Core Programs

- Energy & Water Assistance
- Weatherization Programs
- Individual Development Accounts (IDAs)
- Homeless Services Programs
- Housing Retention Programs

Core Programs

- 9% and 4% LIHTC
- Agricultural Workforce Housing Tax Credit
- Permanent Supportive Housing
- LIFT Rental
- Gap Funding
- Oregon Multifamily Energy Program
- HOME American Rescue Plan
- Housing Trust Fund

Core Programs

- Home Ownership Assistance Program
- Down Payment Assistance
- Oregon Bonds Residential Loan Program
- Oregon Homeownership Stabilization Initiative
- LIFT Homeownership
- Flex Lending
- Manufactured Home Replacement Program
- Homeowner Assistance Fund



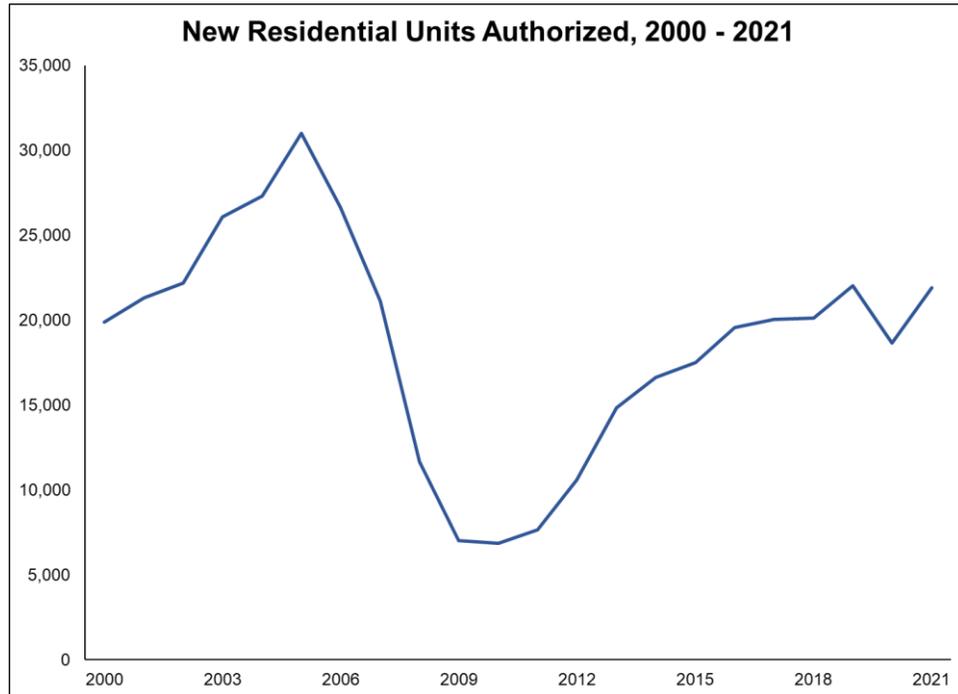
OREGON HOUSING and
COMMUNITY SERVICES

Affordable Rental Housing Division

- Planning and Policy Section
- Production Section
 - State Development Resources Section
 - Closing and Transfer Section
- Portfolio Administration Section
 - Asset & Preservation Section
 - Portfolio Compliance Section
 - HUD Contract Administration Section



Residential building permits rebound in 2021 - Oregon remains behind on housing

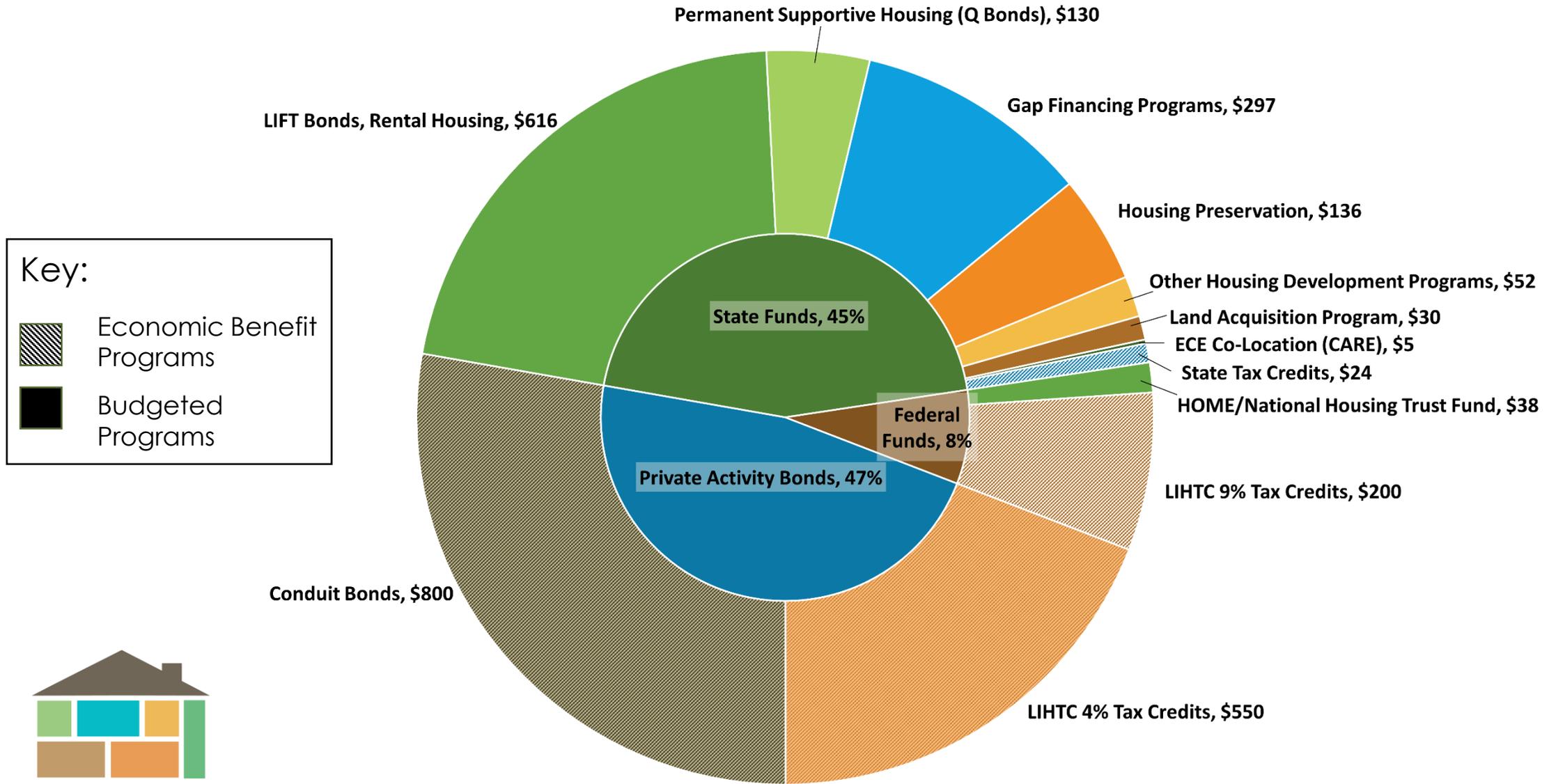


- New residential building permits rebounded from 18,665 in 2020 to 21,916 which nears pre-pandemic levels of 22,037 for 2019
- Despite this progress, there remains a substantial gap in underproduction.
- [Oregon's Housing Needs Analysis](#) suggests the state has underproduced over 65,000 housing units as of 2022.

Figure 5. Total Housing Need Allocated to Revised Methodology Income Bins

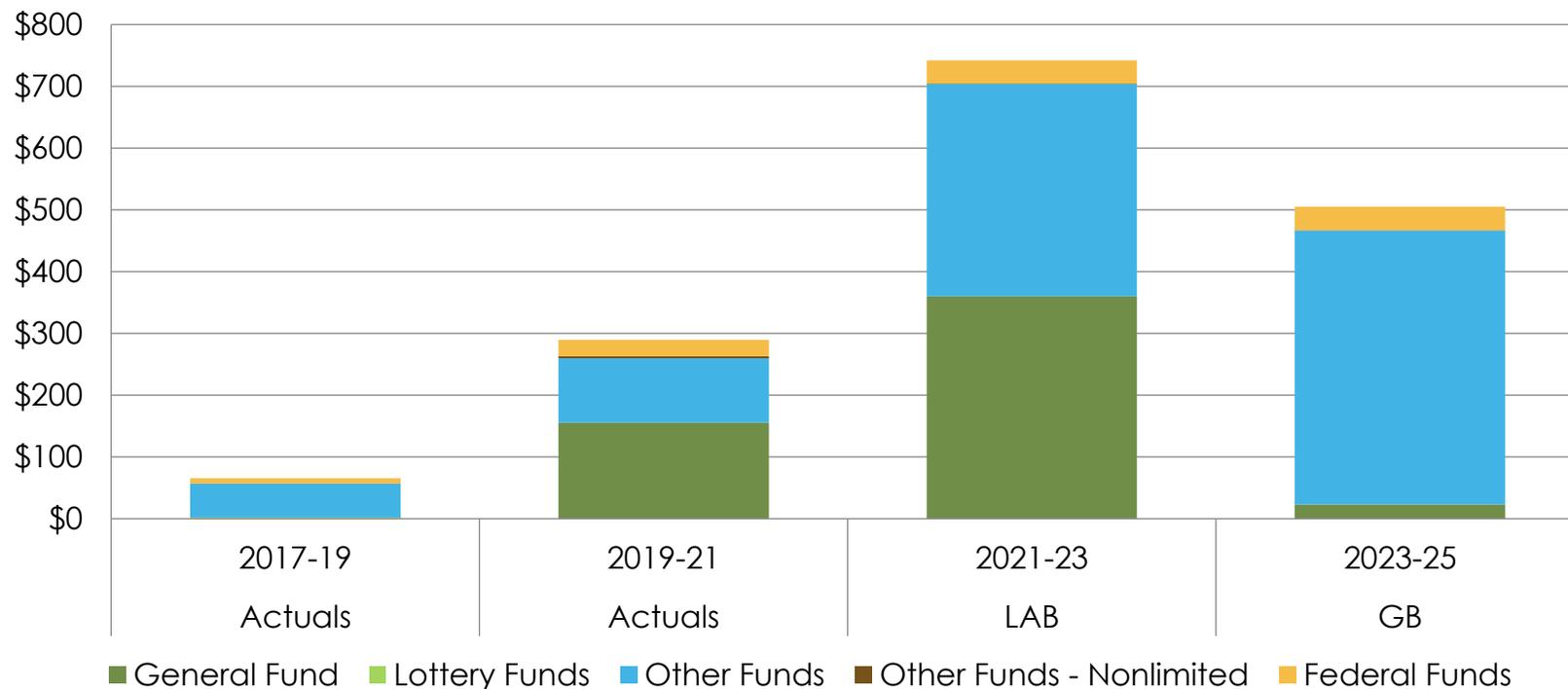
Income Level	20-year Projected Need	Units lost to 2nd and vacation homes	Under-production	Units to Address Homelessness	Total Units	% Of Total Units
0-30%	42,948	-	16,660	25,965	85,572	15%
30-60%	65,632	-	22,775	2,334	90,742	16%
60-80%	44,292	-	10,719	875	55,885	10%
80-120%	79,547	21,287	11,052	-	111,887	20%
120%+	193,744	12,248	4,613	-	210,606	38%
TOTAL	426,163	33,535	65,819	29,174	554,691	-
% Of Total	77%	6%	12%	5%	-	-

Affordable Rental Housing Funding (in millions)



Increased funds for Affordable Rental Housing Division

Affordable Rental Housing Division Funding (in millions)

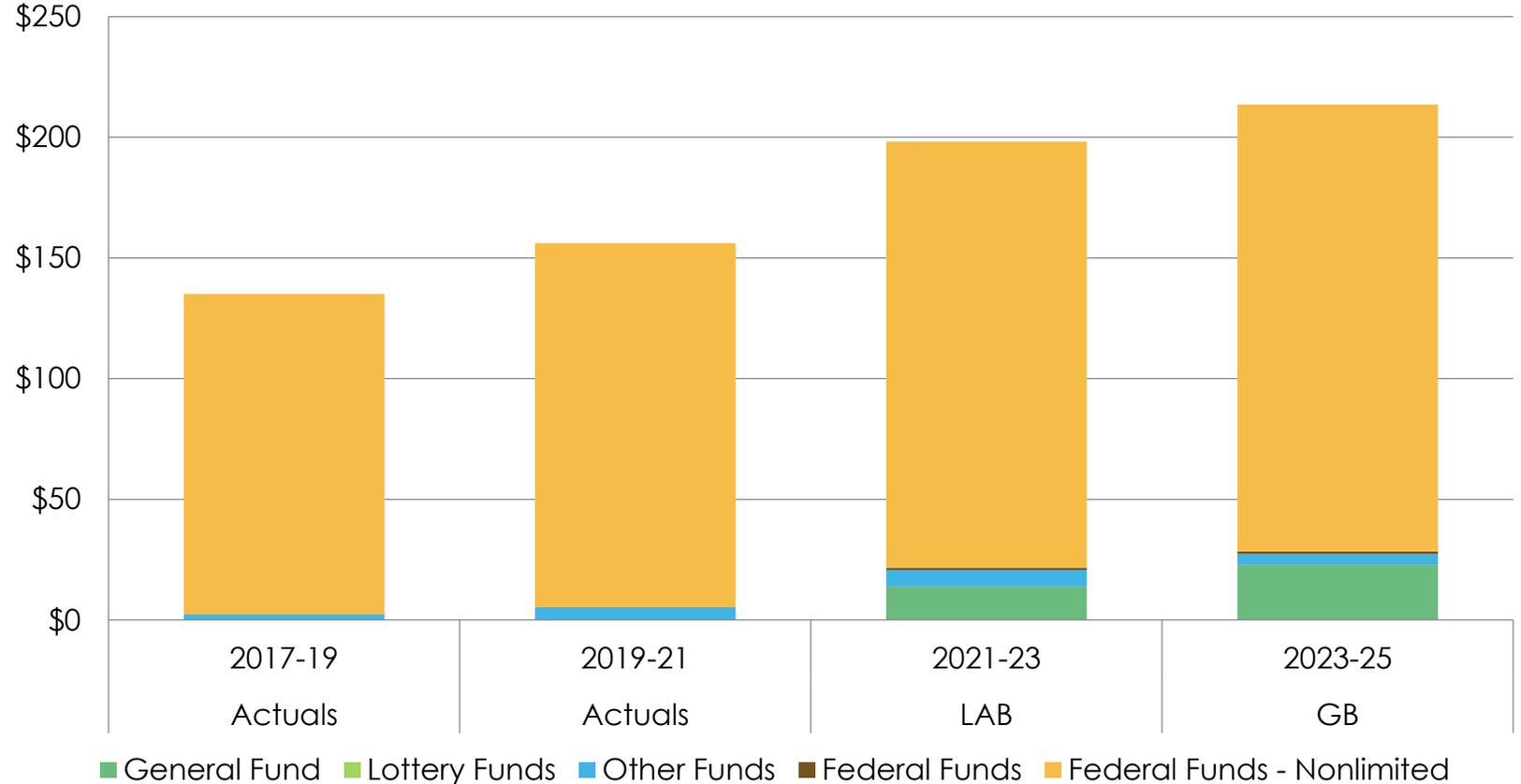


- Programs designed to increase and retain the stock of affordable rental housing opportunities through development (funding construction and asset management).
- Beginning Fiscal Year 2022, the impact of hitting Oregon's Private Activity Bond will be felt. Use of one-time General Funds in 2021-23 prudent investment to respond to the volatility in the industry.



Project-based rental assistance programs

Project-Based Rental Assistance Funding (in millions)



- Federal rent assistance subsidies increase as rents rise
- State Permanent Supportive Housing program

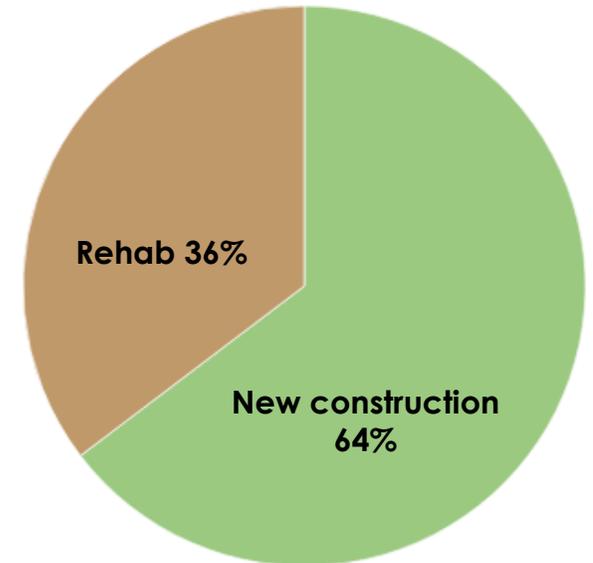


Developing and preserving homes

Goal: Add 25,000 homes to the Affordable Rental Housing Pipeline

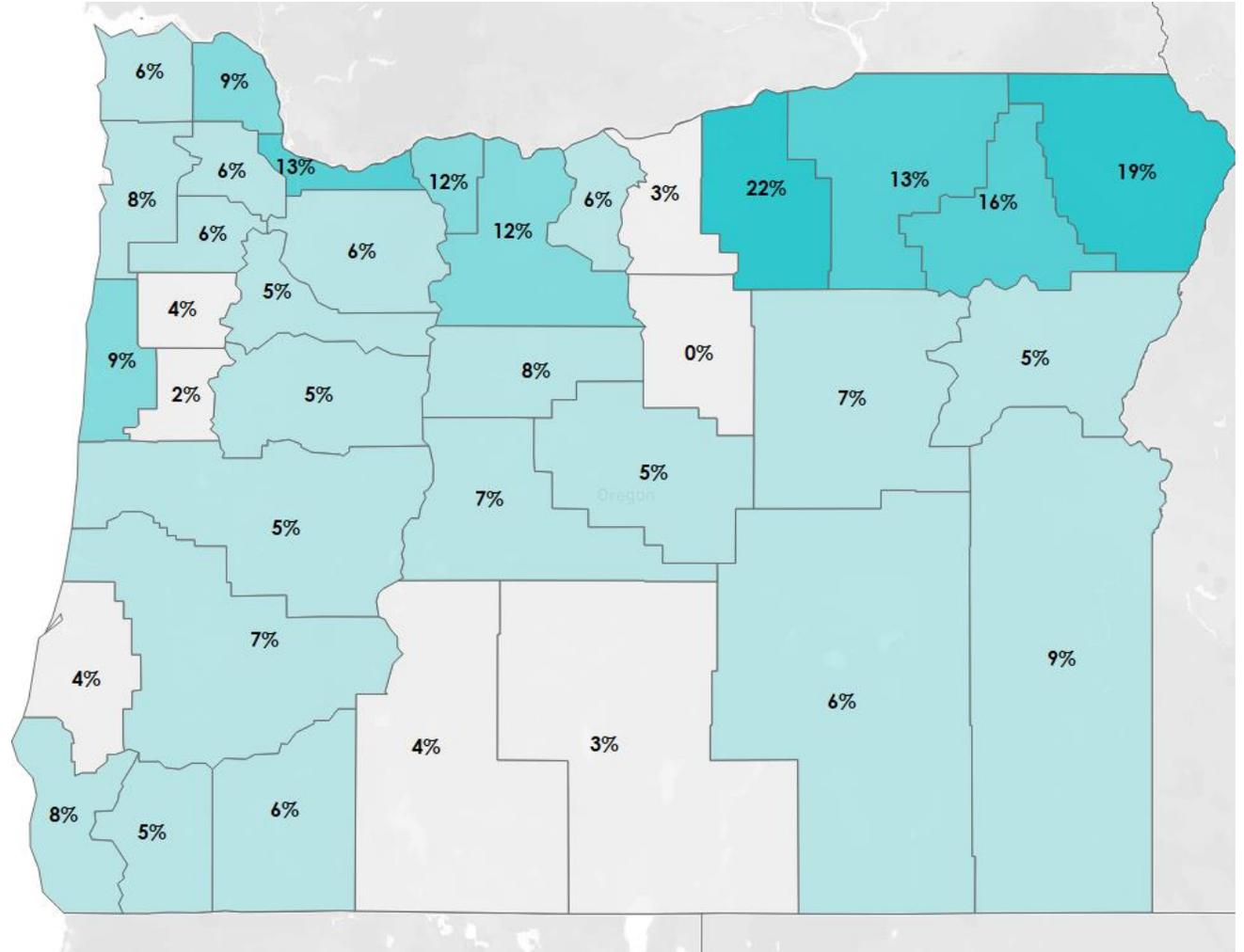


- In 2 years:
- 8,954 homes approved for funding
 - 27% in rural Oregon



OHCS-funded homes as a percentage of total rental homes

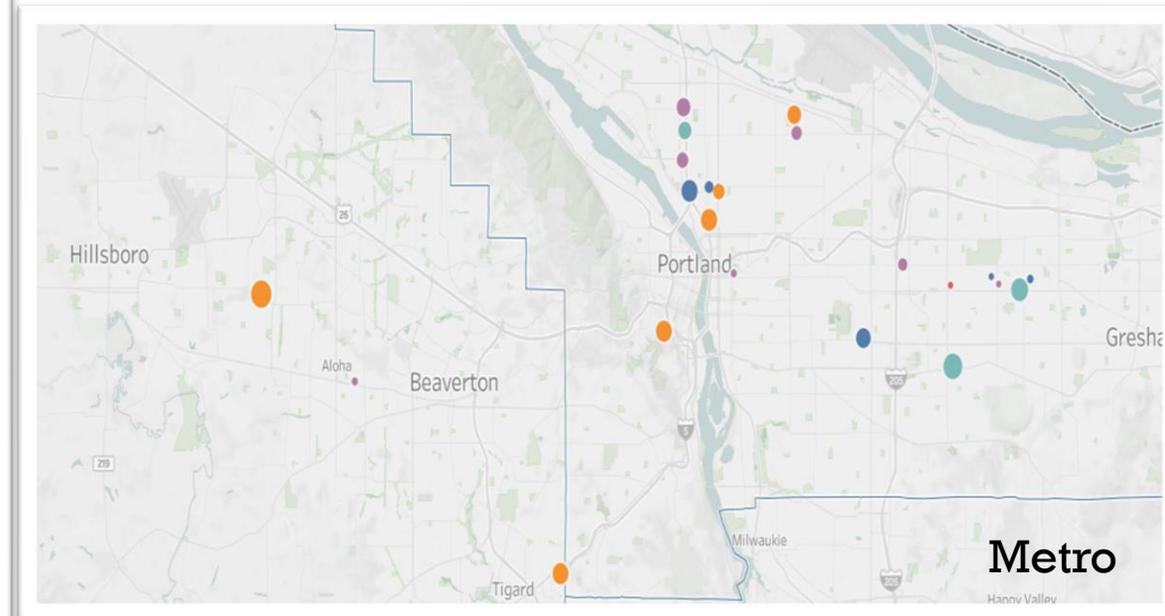
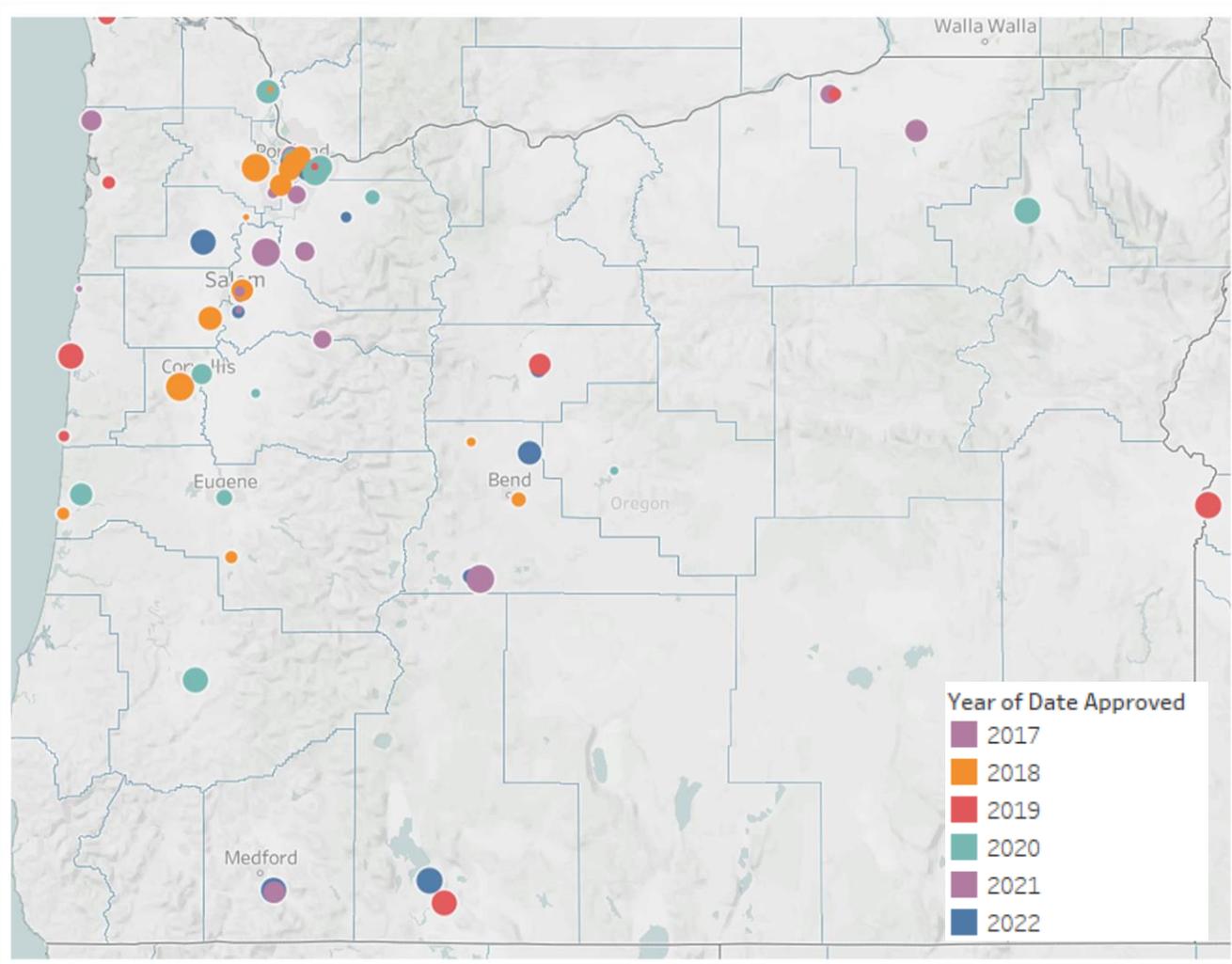
- 610,000 renter occupied housing
- 48,087 of those are active, OHCS funded properties (14% increase from last biennium)
- 8% of total stock



Local Innovation Fast Track (LIFT) Rental

2018-2023

- Total LIFT funding approved \$520,746,141
- 81 properties funded
- 6,543 homes



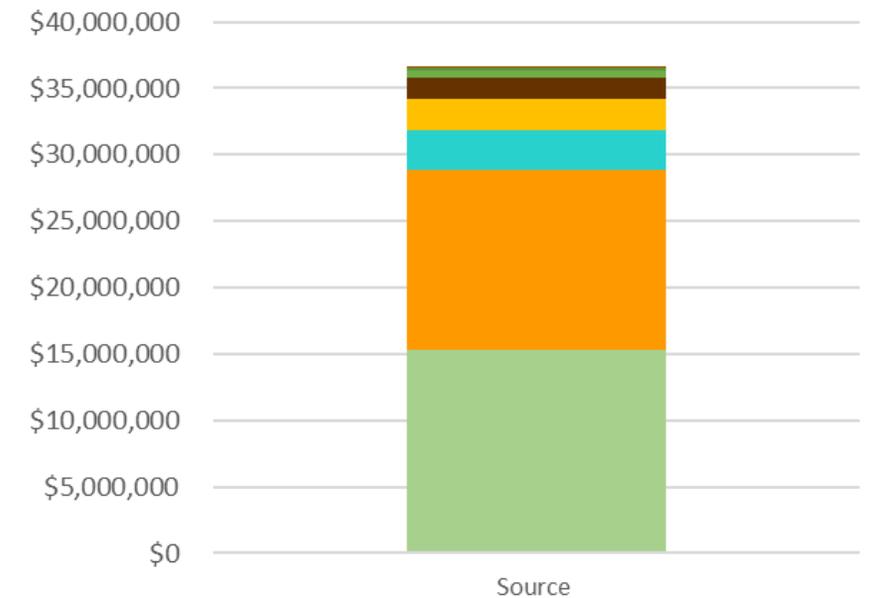
Affordable housing case study: LIFT

Lincoln City 25th Street Apartments

- 107 homes affordable to those living at or below 60% of the area median income
- Targeting families with children
- Serving communities of color – includes partnership with Confederated Tribes of Siletz Indians (CTSI)
- Local Innovation Fast Track (LIFT)
- Oregon Affordable Housing Tax Credit (OAHTC) to lower rents to 30% AMI on units
- Local support, Lincoln City grant



Lincoln City 25th Street Apts
Funding Stack



- LIHTC Equity
- MCOF
- Sponsor Capital Contribution
- Lincoln City
- LIFT
- Loan (PAB Issuance)
- Deferred Developer Fee
- Energy Trust

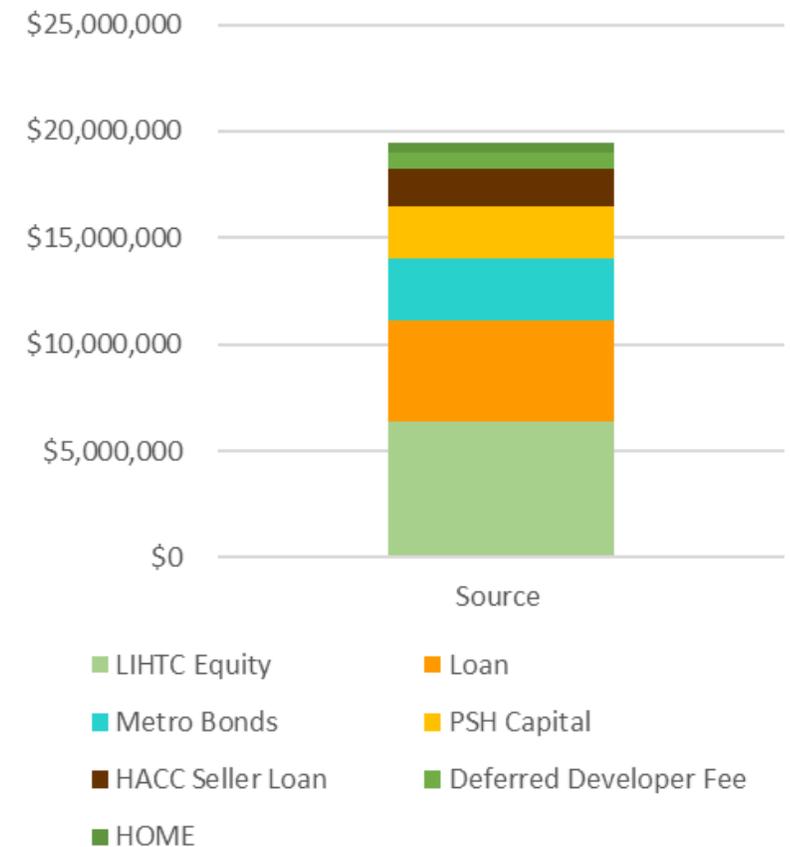
Affordable housing case study: PSH

Tukwila Springs in Gladstone, OR

- 48 affordable housing units for low-income seniors
- 12 of these units are permanent supportive housing (PSH) homes for chronically homeless seniors
- PSH capital development funds: \$2.4 M
- \$120,000 per year of supportive services funds that allow for wrap around support of PSH units
- Local support, Metro Bond and Clackamas County HOME funding

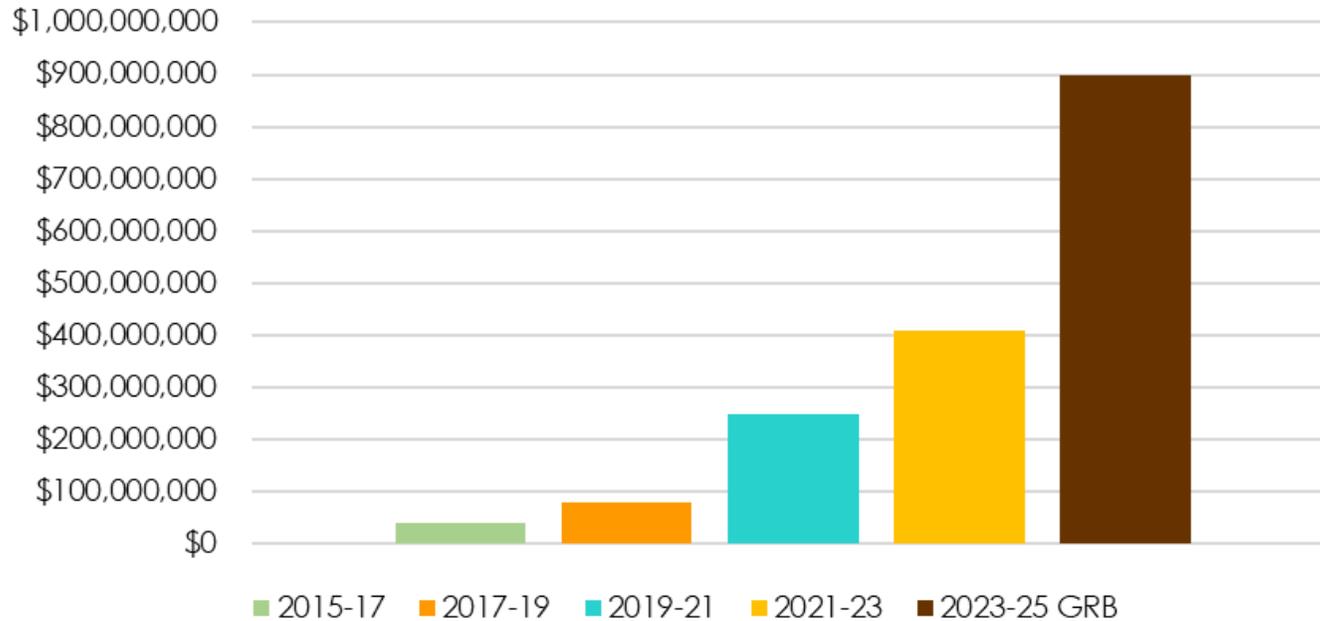


Tukwila Springs
Funding Stack

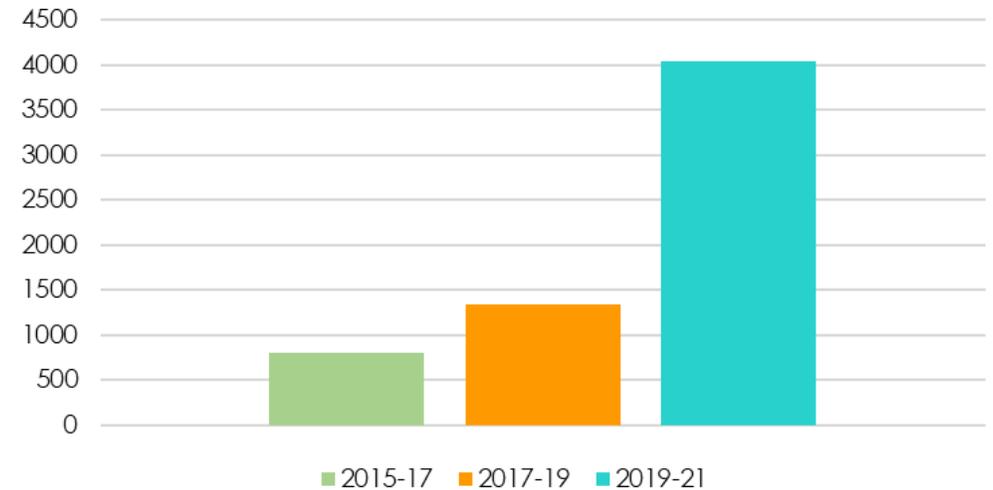


General Obligation Bond Development Funding 2015-2025

LIFT and PSH Funding Amounts



LIFT and PSH Number of Homes



❖ 2021-23 funded 1477 homes so far, 2023 awards will be made in the spring

❖ LIFT includes LIFT Rental and LIFT Homeownership

Investing in Permanent Supportive Housing



Sequoia Crossings, Salem



POP 104: Addressing Homelessness with Permanent Supportive Housing

- \$130M Article XI-Q bonds
 - Supports construction of **650 new PSH homes**
 - To fully realize PSH model, rent assistance and services slots will need to be proportionately increased to be used with these new units

PSH combines affordable rental housing with tenancy support services to house people experiencing chronic homelessness and help them achieve stable housing in their communities.

Permanent Supportive Housing Risk Mitigation Fund

PSH providers are experiencing spiraling insurance cost increases and the risk of potentially losing their insurance.

- **POP 90:** Permanent Supportive Housing (PSH) Risk Mitigation Fund
 - \$4.5M to prevent costly insurance for PSH providers
 - Support the entire PSH Program Pool: **28 developments representing 752 homes**



Investing in building affordable housing



Moorehouse Apartments, Hermiston

\$616M will support the development of 4,000 new rental homes.

\$154M will support the development of 900-1,100 new homes for purchase (if fully subscribed)

POP 105: LIFTing up OR: Building Affordable Housing

- \$770M XI-Q General Obligation Bonds (at least 80% for rental housing, the rest for homeownership)
- Developing new affordable homes that serve historically underserved communities, including rural areas of the state and communities of color.

Investing in preservation of affordable housing

POP 107: Preserving Oregon's Affordable Stock

- \$100M Lottery Backed Bonds and \$18M General Fund to **preserve 2,150 homes**
- Acquisition of Publicly Supported Housing (PuSH) properties with expiring affordability
- Resources to address life, health, and safety concerns for affordable housing developments,
- Resources to intervene when properties face financial challenges that may prompt large rent increase
- Preserving manufactured home parks that will be owned by nonprofits and cooperative ownership (co-ops)



Woodland Park, Hillsboro, OR

Investing in co-location of affordable housing with childcare and early learning

POP 114: Co-location of Affordable Rental Housing and Early Childcare and Education (CARE)

- \$5M General Fund
- Addresses Oregon's childcare facility deficit and the needs of affordable housing residents
- Complements \$110M investment via Business Oregon



Affordable Rental Housing Division Key Takeaways

- Proven programs are developing new homes across the state, but historic investments aren't addressing developer capacity and most funding offerings have insufficient funds to award all quality developments.
- Macroeconomic factors are increasing costs and impacting developers, including inflation, rising interest rates, labor shortages, tax credit pricing, and supply chain issues.
- Limits on federal programs, brought on by state and local bonding, will begin to be felt in 2023-25, but we must not slow down production of new affordable homes.

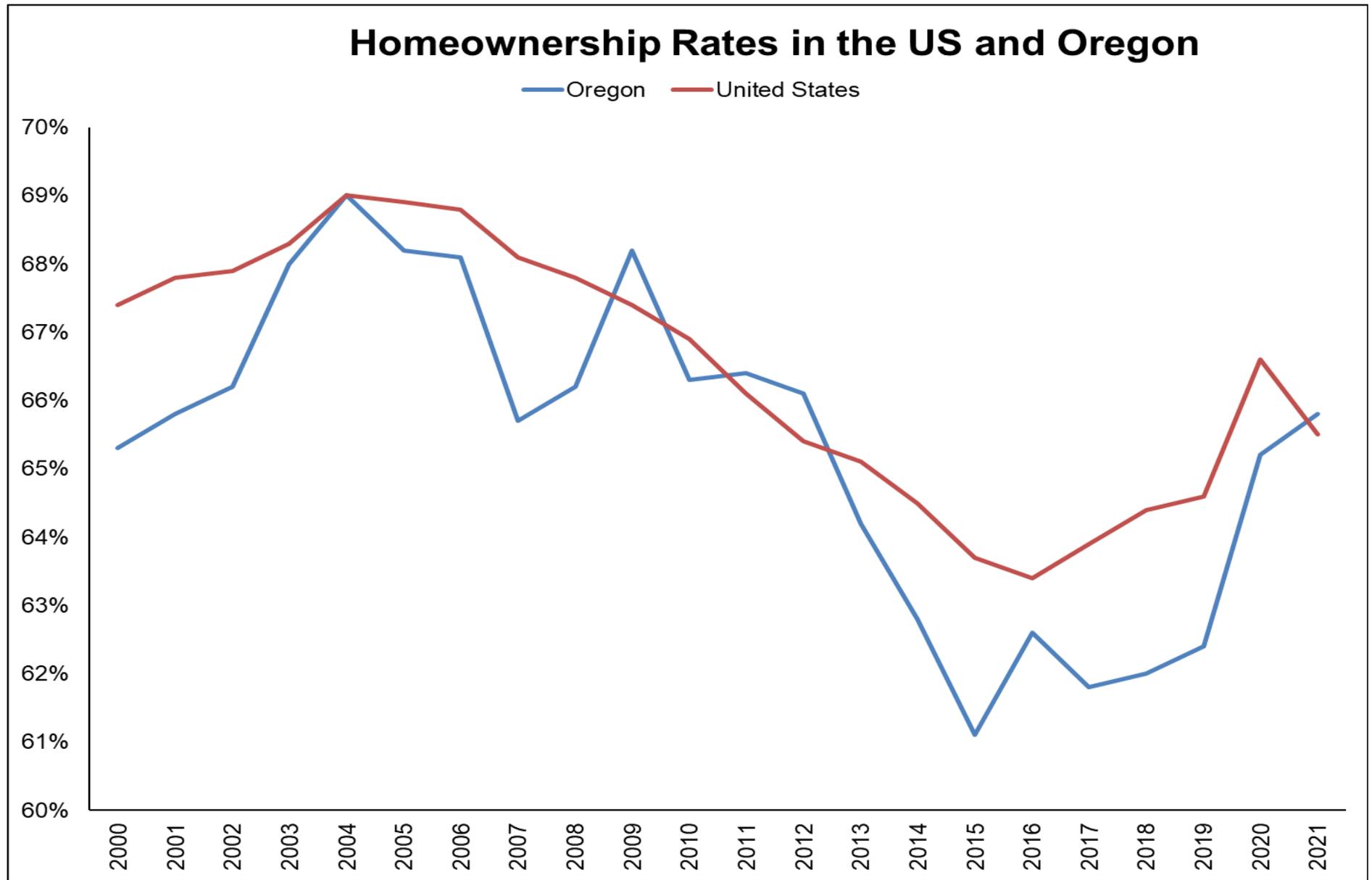


Homeownership Division

- Homeownership Programs
- Homeownership Lending
- Manufactured Housing
- Homeowner Assistance Programs



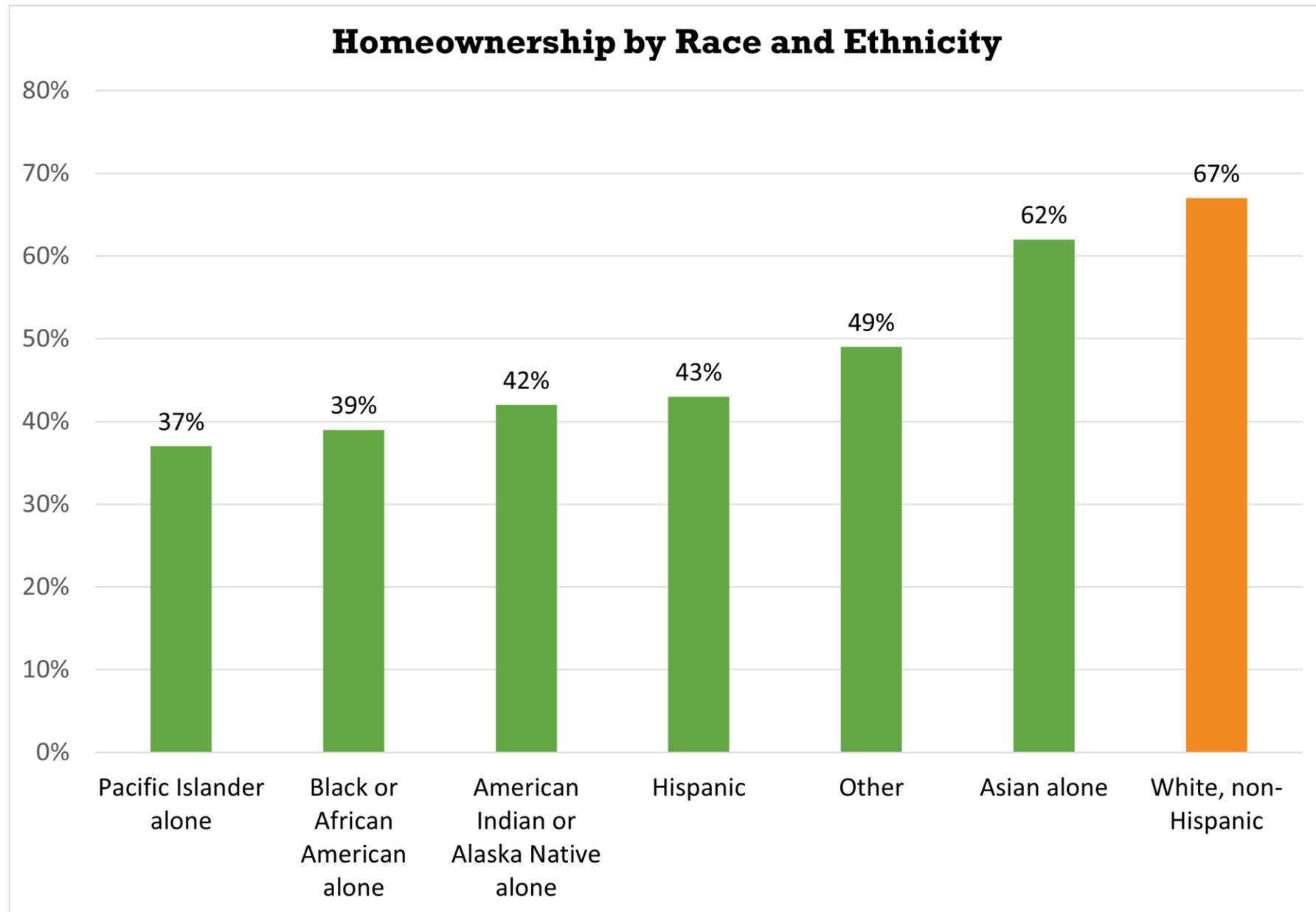
Oregon nearing national rate



OHCS analysis of U.S. Census Bureau, American Community Survey, 2000 - 2021

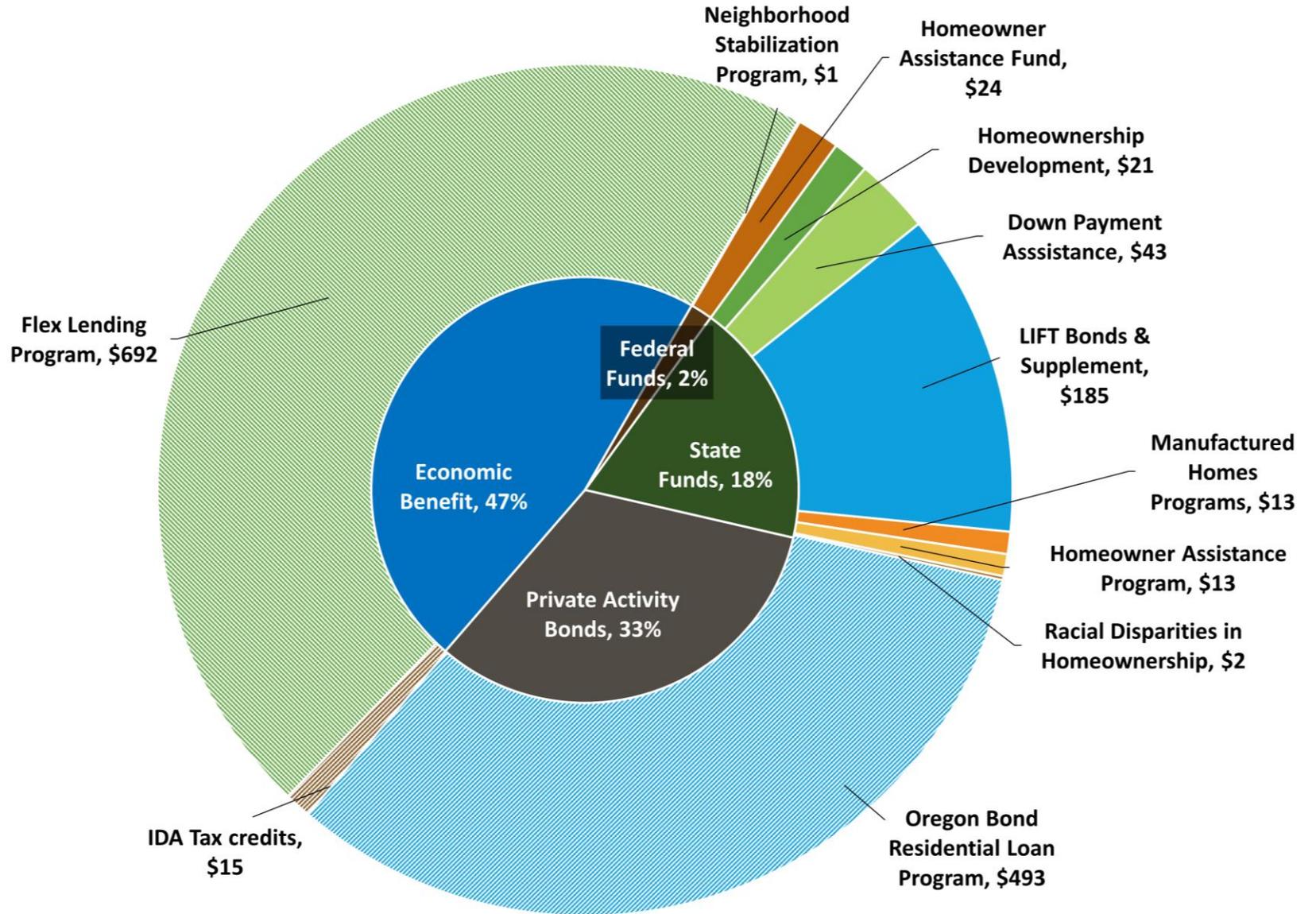


Grave racial disparities remain



Homeownership & foreclosure prevention programs

Homeownership and Foreclosure Prevention Funding (in millions)



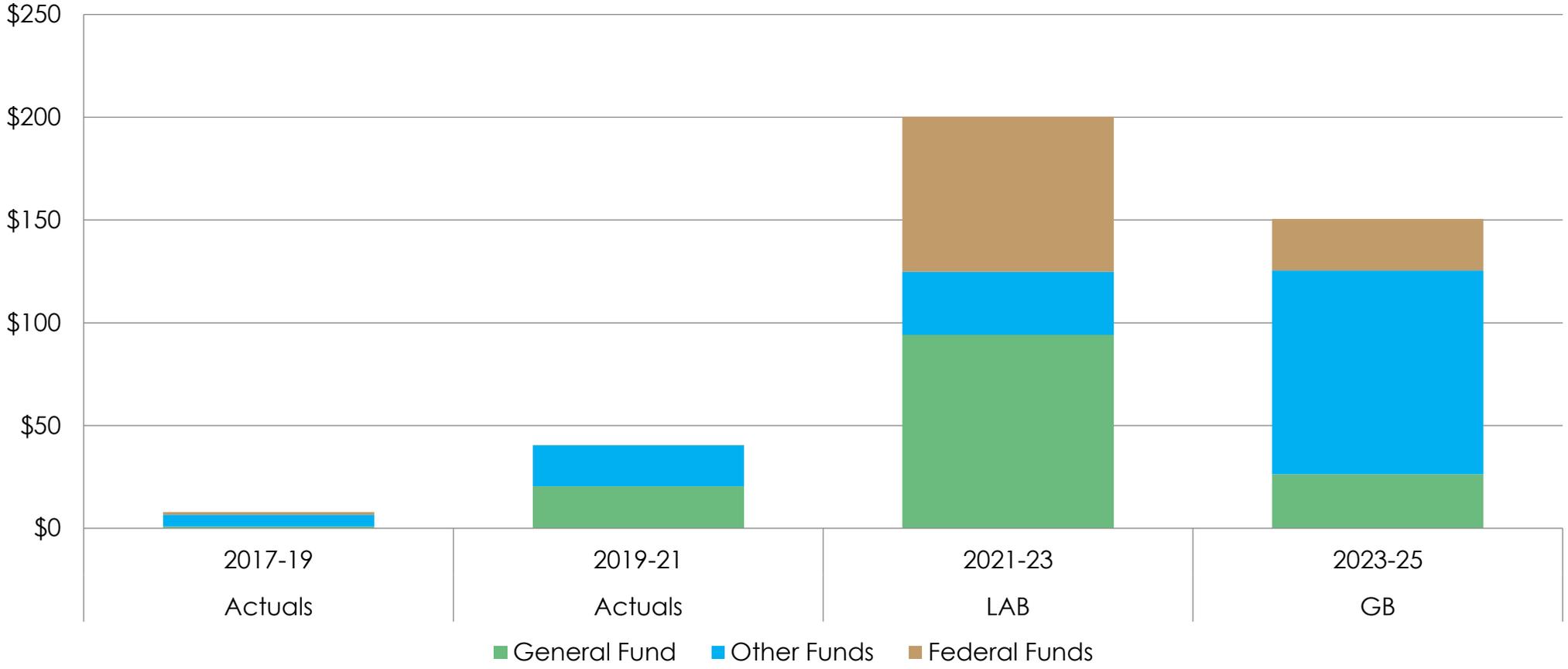
Key:

-  Economic Benefit Programs
-  Budgeted Programs



Growth in the Homeownership Division

Homeownership Division funding (in millions)



New programs

- Federal One-Time Funds: \$91.68M
 - Homeowner Assistance Fund (HAF): \$90M ARPA funds
 - Housing Stability Counseling Program: \$1.68M federal grant funds
- State One-Time Funds - \$90M
 - Homeownership Development Incubator Program (HDIP) - \$20M GF (2021)
 - Housing Market Cost Offset Fund (HMCOF) with LIFT - \$6.5M GF (2022)
 - LIFT Supplemental - \$13.5M GF (2022)
 - Homeowner Support Services - \$15M GF (2022)
 - Language Access and Targeted Outreach (SB 79) - \$2M GF (2021)
 - Down Payment Assistance with Flex Lending - \$10M GF (2021)
 - Culturally Specific Down Payment Assistance - \$10M GF (2021)
 - Oregon Foreclosure Avoidance Counseling and Foreclosure Avoidance Counseling - \$3M GF (2021)
 - Manufactured Home Park Preservation - \$10M GF (2021)
 - SquareOne Villages Grant - \$2M GF (2021)
 - Hacienda ADU Pilot - \$1M GF (2021)



Tools for generational wealth building



Counseling & Education with Homeownership Centers

- 6,197 people served through counseling and education classes
- Financial literacy education was most attended course
- Over 800 people became new homeowners through homeownership centers



Down Payment Assistance (DPA) Program

- 411 people purchased a home with DPA
- \$14,752 average payment to each family
- 53 of the people served were veterans
- 49% of purchasers were BIPOC Oregonians



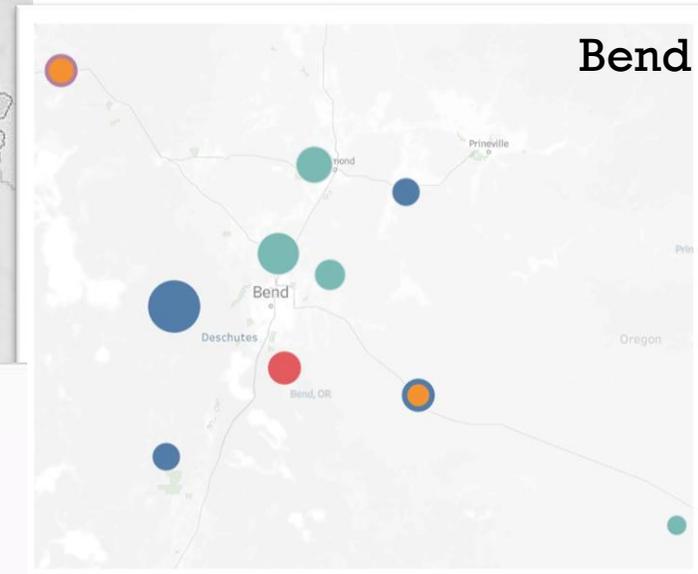
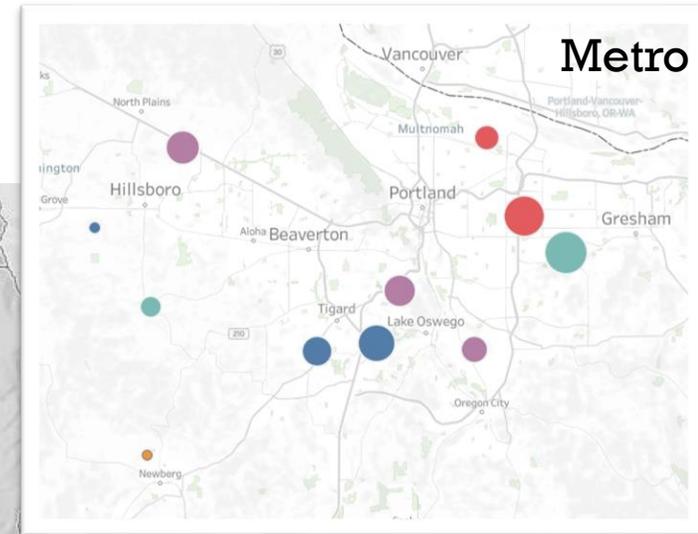
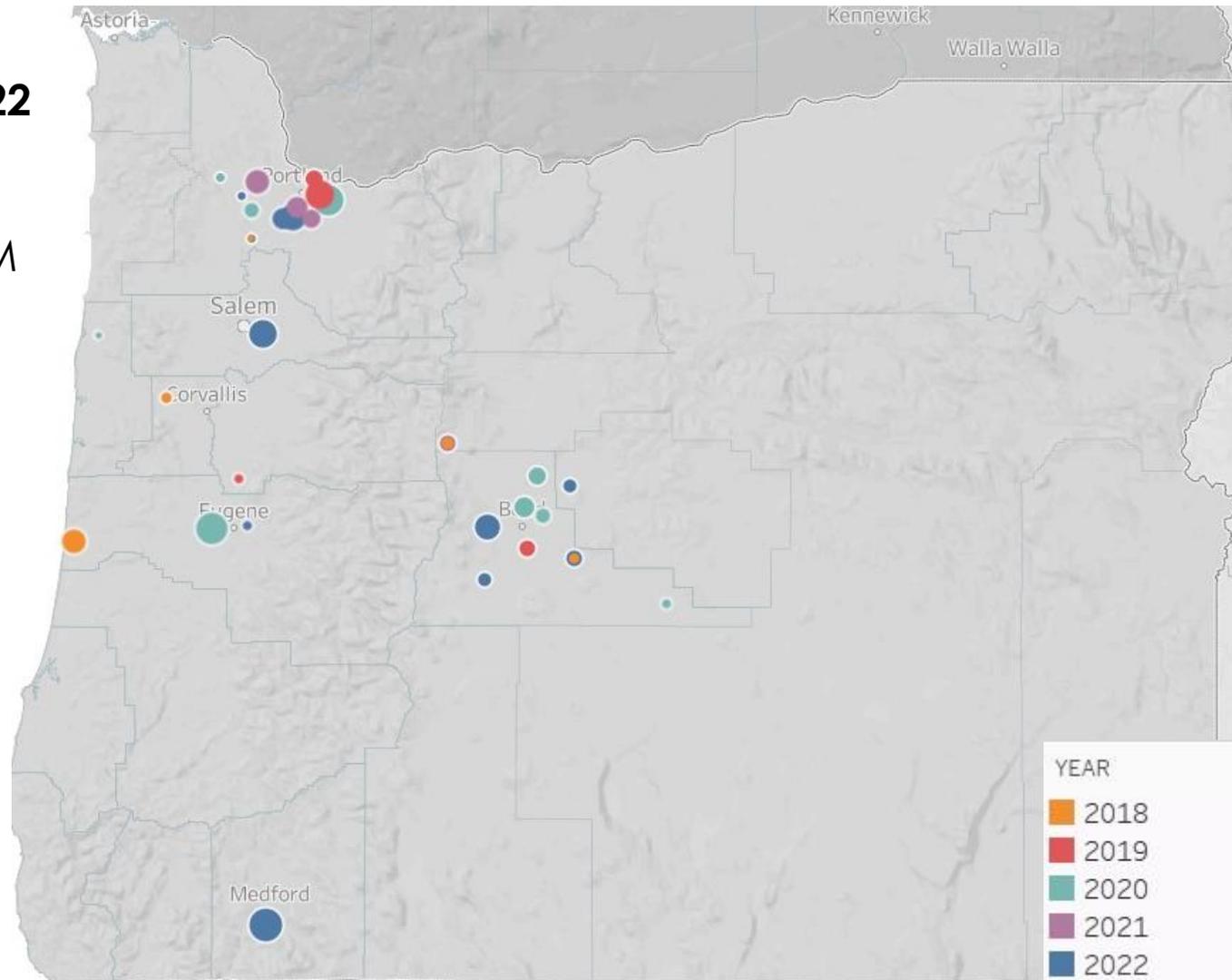
Oregon Bond Residential Loan Program

- 890 people purchased through OBRL
- \$275,686 was average loan amount
- 32% were purchased by BIPOC Oregonians
- \$64,000 is median income of homebuyers

Local Innovation Fast Track (LIFT Homeownership)

Between 2018-2022

- Total LIFT Funding Approved \$39M
- 35 projects approved
- 473 homes in development
- The 2023 application is now open



LIFT Homeownership 2021

Century Commons in Hillsboro, Habitat for Humanity Portland



Investing in homeownership supply

POP 109: Building Starter Homes

- \$5M General Fund to pair with LIFT Homeownership funding
- In 2021-23, OHCS had \$33.5M in General Fund resources from the 2021 and 2022 Sessions, the Notice of Funding Availability is currently open:
 - 66 pre-applications to build 651 homes
 - Oversubscribed by over 200%
 - Awards expected by Spring 2023



Additional supply investments in the Affordable Rental Housing Division (LIFT Homeownership, bond funding package) could support 900-1,100 new homes

POP 108: Supporting Owners of Manufactured Homes

- \$4M General Fund to replace and decommission older manufactured homes as part of the Manufactured Home Replacement Program.
- Program established in 2019
- 48 manufactured homes replaced since program launch in 2021.
 - 15 more homeowners on deck waiting for more funding to come in (growing waiting list)
- Average loan amount: \$64,000
- Average wildfire loan amount: \$54,000



Down Payment Assistance

POP 116: Supporting Homebuyers

- \$13.6M General Fund for Down Payment Assistance tied to OHCS Lending Products: Flex Lending and Oregon Bond Residential Loan Program
- Serve 40-60 homebuyers per month

- Funding will pair with either Flex Lending and Oregon Bond Residential Loan Program (OBRLP) based on which program will best serve Oregonians.
- Seed funded through General Funds with a goal of being self-sustaining once the program has been operational.



Homeownership Division Takeaways

- Pairing LIFT Homeownership with General Fund resources allows resources to reach rural communities and build to the density we need in urban areas.
- Manufactured homes are a key naturally occurring source of affordable housing, but many older homes are unsafe and/or inefficiently weatherized.
- Down payments are the single greatest barrier to homeownership for many Oregonians. DPA is vital to raising homeownership rates especially in communities of color.



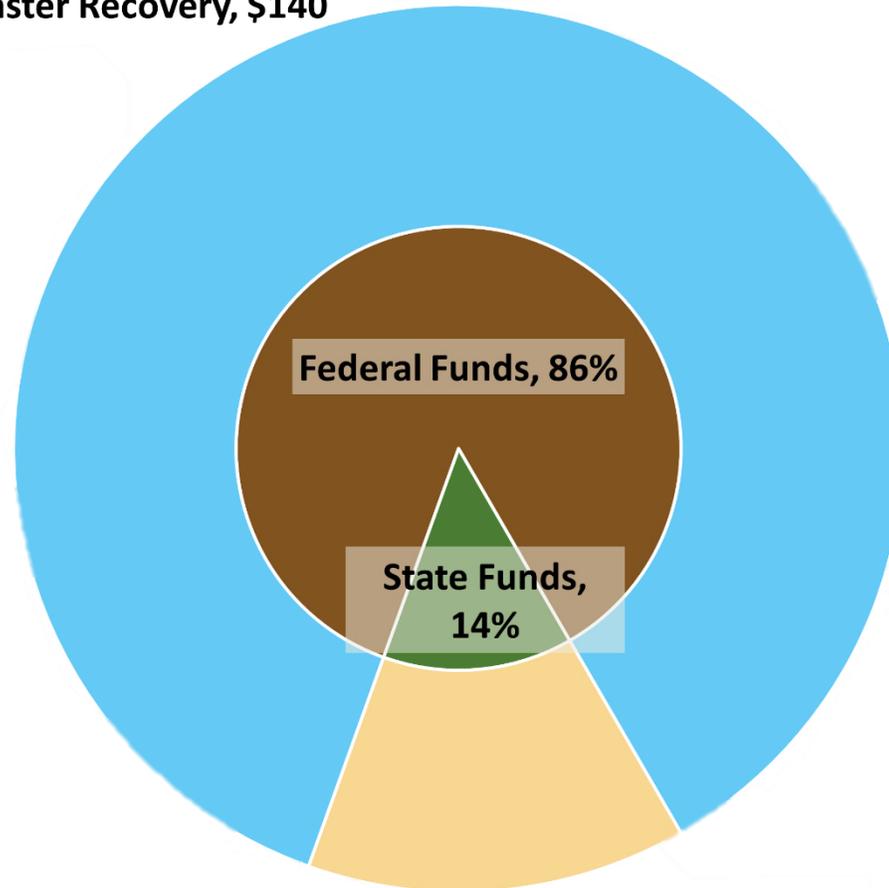
Disaster Recovery and Resiliency Division

Disaster Recovery is a new body of work for OHCS. This division was established in the wake of the 2020 Labor Day Wildfires.



Disaster Recovery and Resilience funding (in millions)

Community Development Block Grant - Disaster Recovery, \$140



21-23 Wildfire Recovery Lottery Funds, \$22

2023-25 OHCS AGENCY BUDGET PRESENTATION

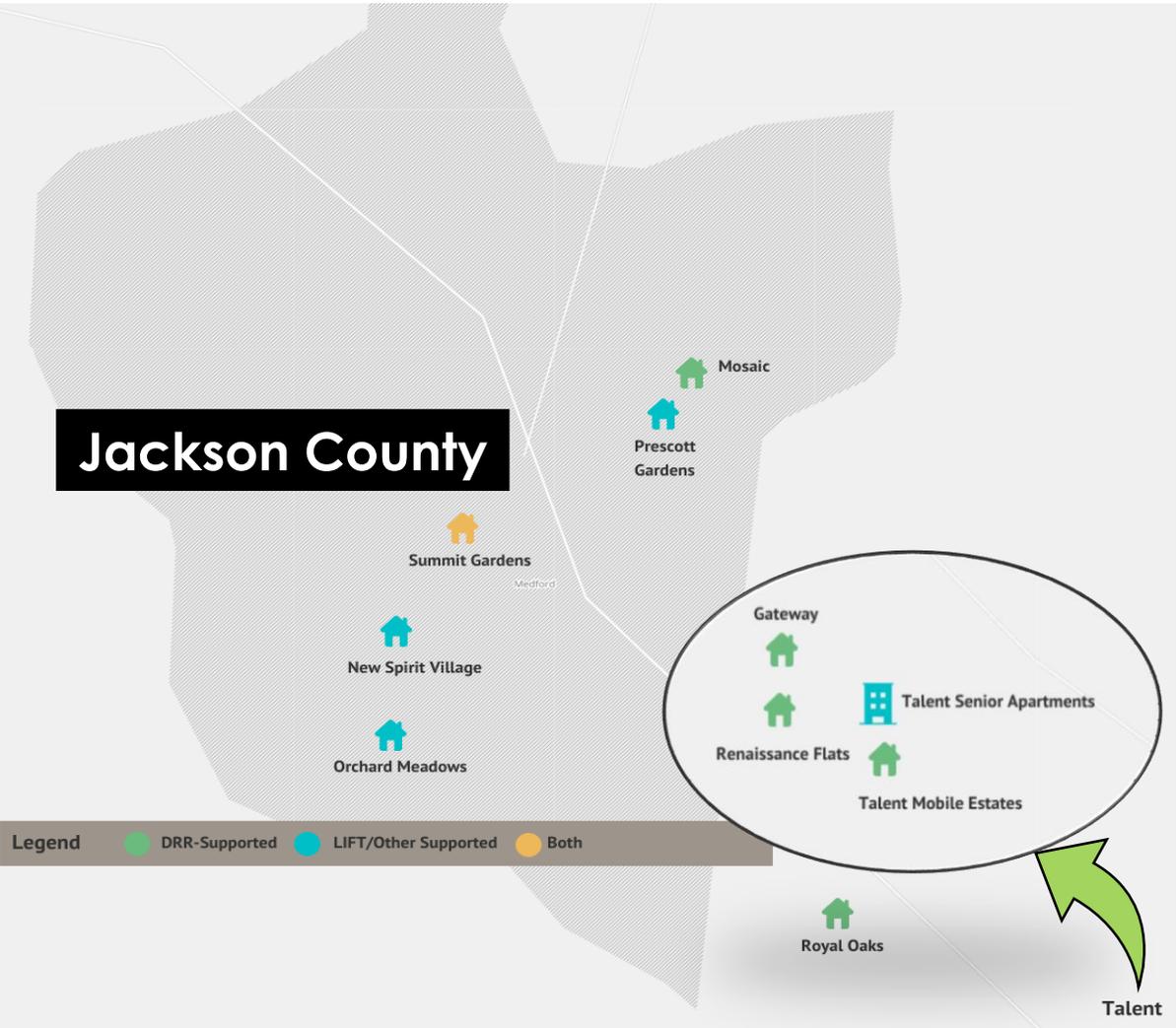
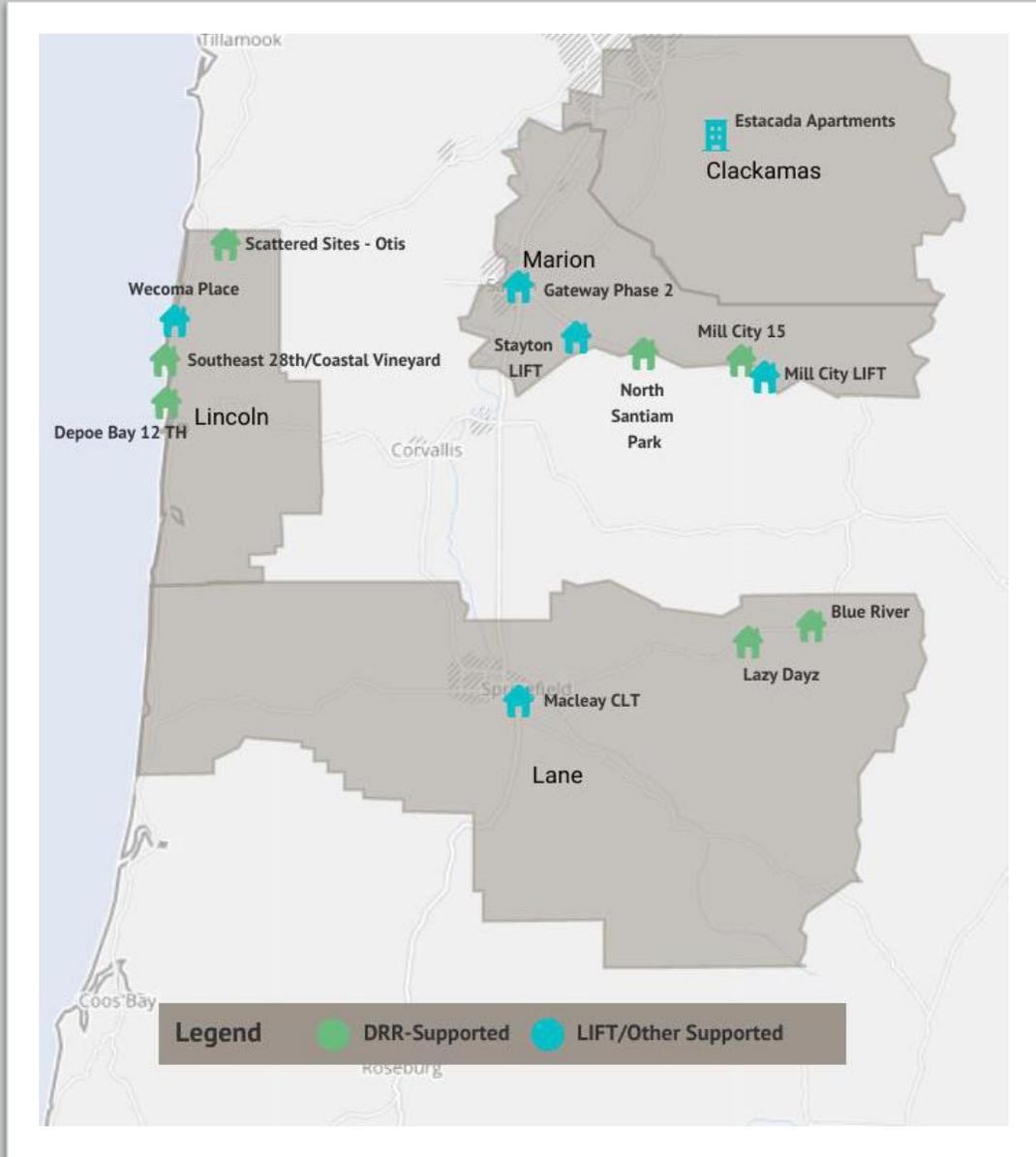


Recovery so far

- Wildfire Recovery and Resilience Account (WRRRA)
 - 375 survivor households supported with intermediate housing assistance
 - 735 survivor households supported with permanent recovery, including assistance with purchase or replacement manufactured home
- Developments funded with state dollars
 - Royal Oaks – 118 manufactured homes in Jackson County
 - Talent Mobile Estates – 80 manufactured homes in Jackson County
 - Lincoln County – 12 town homes
 - Lazy Dayz – 30 manufactured homes in Lane County
 - 15 acre land acquisition in Marion County
 - Mosiac Medford – in development



Rebuilding: New developments

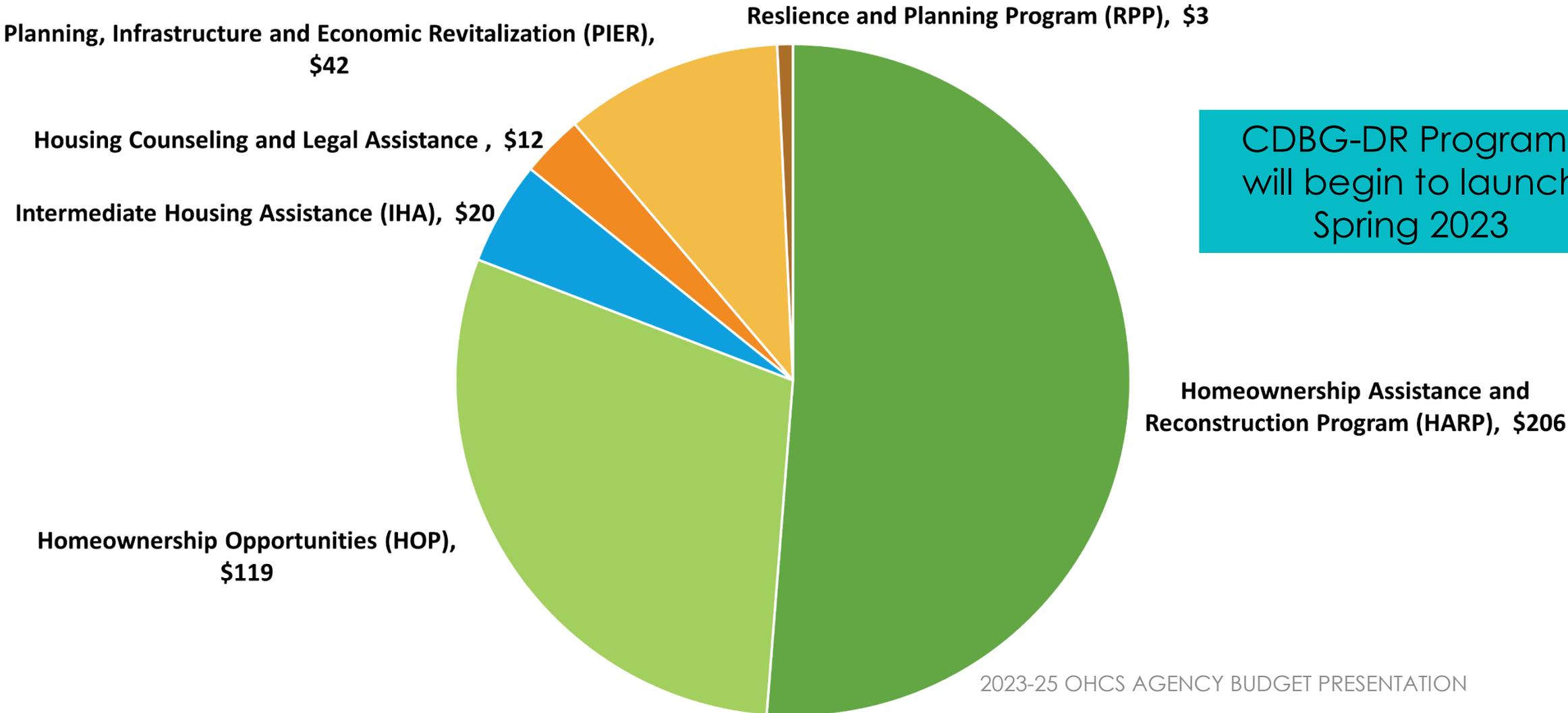


Community Development Block Grant - Disaster Recovery (CDBG-DR) -\$422M

- CDBG-DR **recovery** funds are used to help those individuals, communities, and businesses impacted by the 2020 Labor Day fires and straight-line winds, especially low-income residents needing housing recovery assistance.
 - At least 70% of the program allocation must be spent on benefitting low- and moderate-income residents.
- CDBG-DR **mitigation** funds are used to help make individuals and communities more resilient to current and future risks.
 - At least 15% of the allocation must be spent on mitigation activities.
- All funds must be spent by February 2029 (6 years after HUD-OHCS grant agreement was signed)



CDBG-DR Programs funding (in millions)



CDBG-DR Programs will begin to launch Spring 2023

Community Development Block Grant - Disaster Recovery (CDBG-DR) - Timeline



September 2021

- Program authorized by Congress

November 2021

- HUD announces Oregon's award allocation

February 2022

- HUD released program guidelines

April/May 2022

- OHCS hosts public hearings on Draft Action Plan

Spring 2022

- Ad Hoc Advisory Committee made up of local leaders

June 2022

- CDBG-DR Action Plan submitted to HUD

February 2023

- Grant agreement signed (allows program expenditures to begin)

Later in 2023

- HARP, IHA, and PIER programs launch



OREGON HOUSING and
COMMUNITY SERVICES

Deploying federal recovery resources

- **POP 118:** Provides \$136.8M in Federal Funds expenditure limitation for staffing and to carry out implementation of Community Development Block Grant Disaster Recovery (CDBG-DR) programs
- **HB 3215:** Expands OHCS construction authority to allow for direct contracting as it pertains to disaster recovery and creates a new account related to disaster recovery funding

Disaster Recovery and Resiliency Division

Key Takeaways

- Recovery takes time that survivors don't have – it is never as fast as we need it to be
 - Federal disaster recovery resources operate on a set timeline that makes it difficult to deploy them in a timely manner, particularly when states wait for Congress to authorize programs
 - Financing housing and construction are lengthy processes
- Disaster recovery of this scale is a new body of work for OHCS and the state of Oregon.
- Insufficient funding sources for infrastructure reconstruction.



Housing Stabilization Division

- Homeless Services Section
- Housing Retention Section
- Energy Services Section
- Individual Development Accounts



Homelessness in Oregon

- **17,959** Oregonians unhoused in January 2022
- **11,088** unsheltered or 62% of unhoused population
- Oregon has highest rate of people in families with children experiencing homelessness in the United States
- Homelessness drivers include **availability of affordable housing, cost of housing, cost of living**, etc.
 - National data indicates that homelessness increases as housing costs, not drug use, increase.



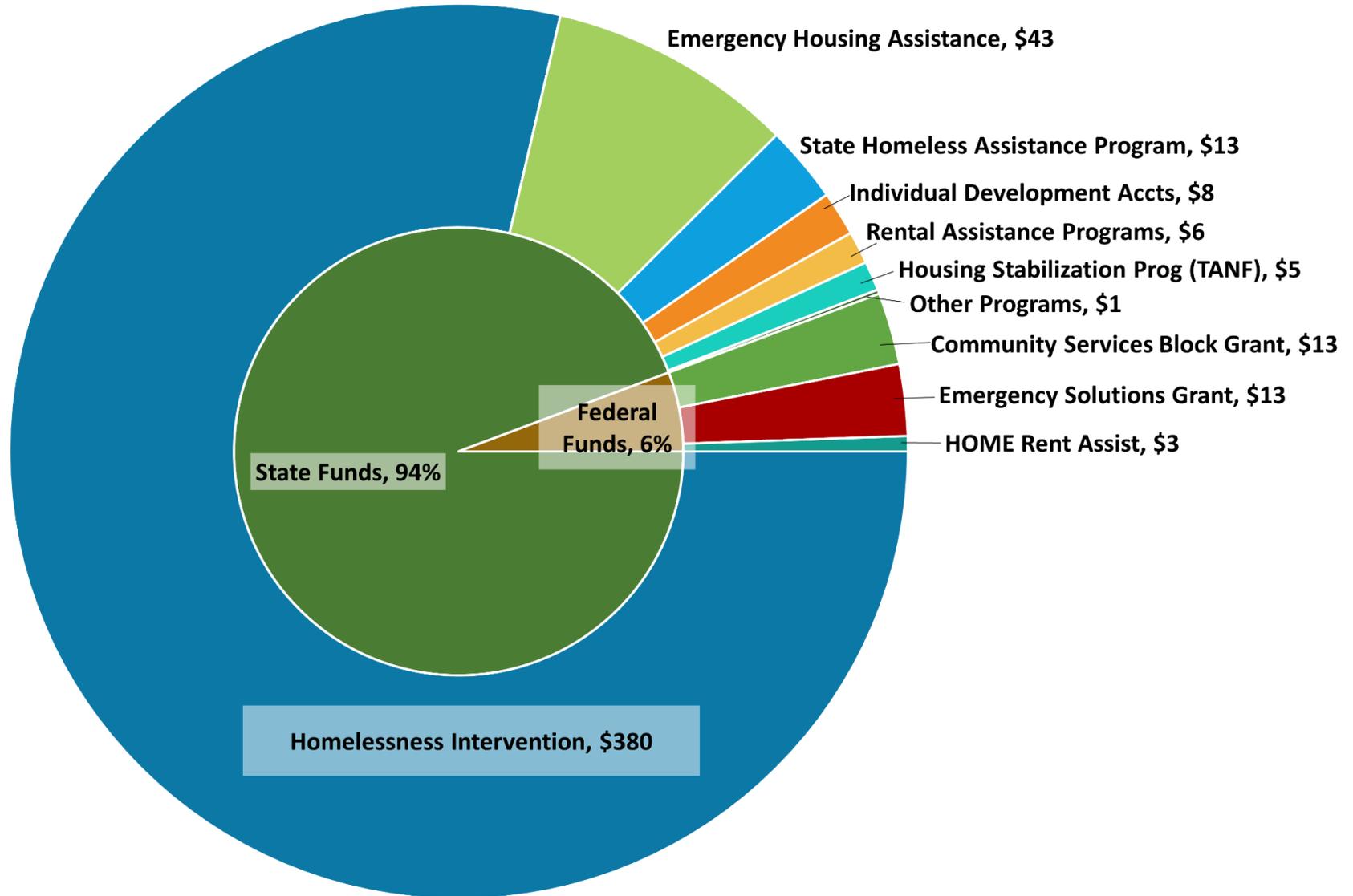
Upstream investments: Eviction Prevention

- In 2022, Oregon saw **18,831** evictions filed across the state
 - Eviction drivers include cost of housing, cost of living and wages, and structural policy issues
- According to data from Zillow, the average rent in 10 counties increased from **\$1,769 to \$1,838** in the last year
 - This is 4% increase in 1 year adjusted for 2022 inflation
 - Wages, however, increase only 2% in the past year, meaning rent increases twice as fast as wages
 - For 2023, rents may increase by up to 14.6%
- Federal funding allocated during COVID-19 pandemic is waning



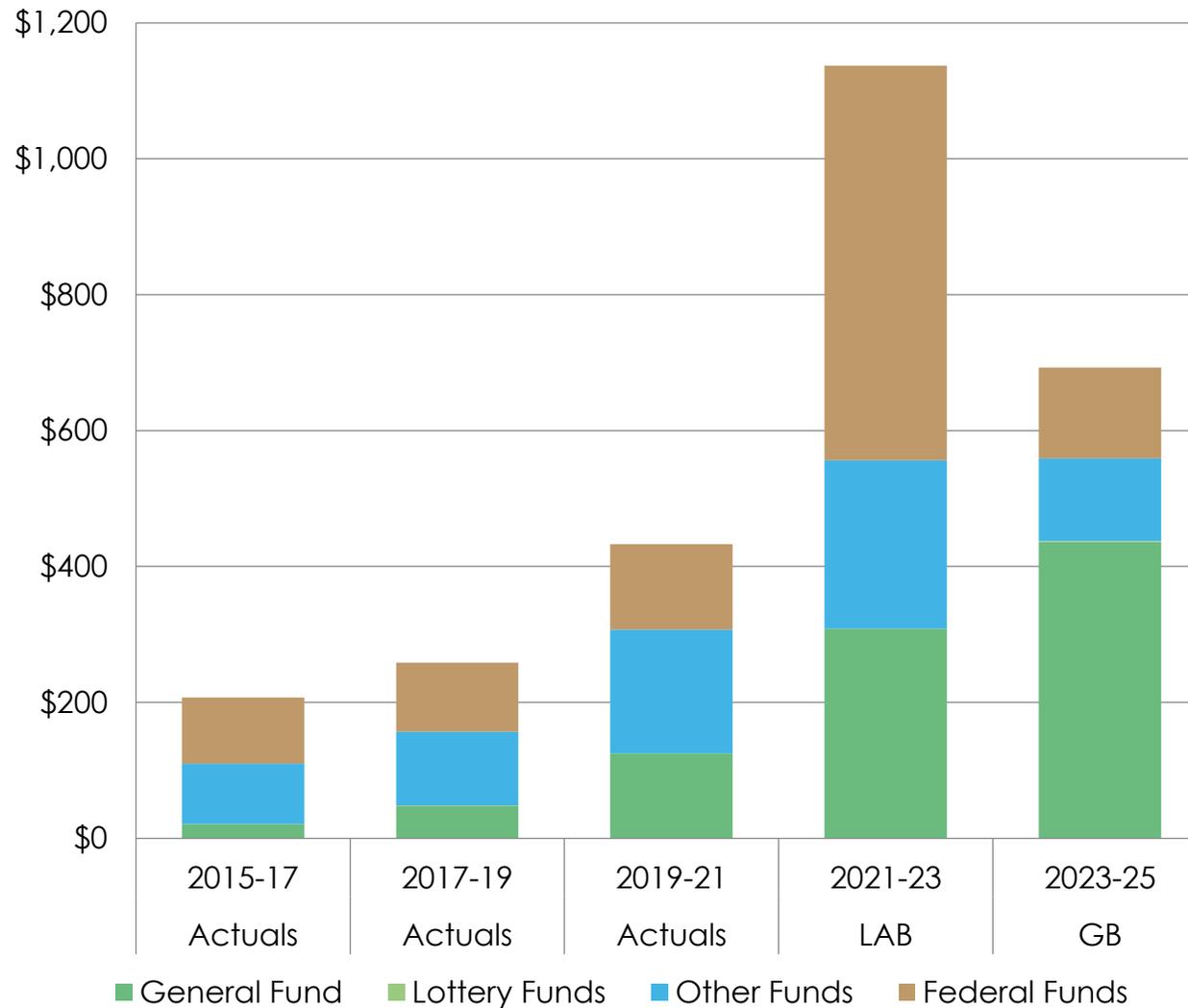
Homelessness & Housing Retention 2023-25 programs

Homelessness Prevention Funding (in millions)



Record funding levels & COVID impact

Housing Stabilization Programs Funding (in millions)



\$346.2M
in one-time **state**
funding in 2021-23

\$539.2M
in one-time **federal**
funding in 2021-23



Housing Stabilization programs

Ongoing Programs:

- Emergency Housing Account (EHA-DRF/VET DRF)
- State Homeless Assistance Program (SHAP)
- Elderly Rental Assistance (ERA)
- Housing Stabilization Program (HSP)
- HOME Tenant Based Assistance (HTBA)
- Emergency Solutions Grant



Newer Programs and Initiatives:

Homeless Services

- Navigation Centers
- Tribal Funding
- Project Turnkey (PTK)
- Emergency Solutions Grant, Coronavirus (ESG-CV)— funded in 2019-21, much of the work executed in 2021-2023
- Out of the Cold — funded in 2019-21, much of the work executed in 2021-2023
- Other homeless services pilots and investments

Housing Retention

- Oregon Emergency Rental Assistance Program (OERAP)
- Oregon Eviction Diversion and Prevention Program (ORE-DAP)
- Eviction Prevention Rapid Response (EPRR)
- Rental Assistance for Youth (RAY)
- Mediation Pilots
- Other Eviction Prevention programming

Homeless Services programs: Outcomes



During the past biennium, OHCS homeless services funding has served over 58,240 people



40% of individuals receiving services are BIPOC Oregonians



3,200 shelter beds were created

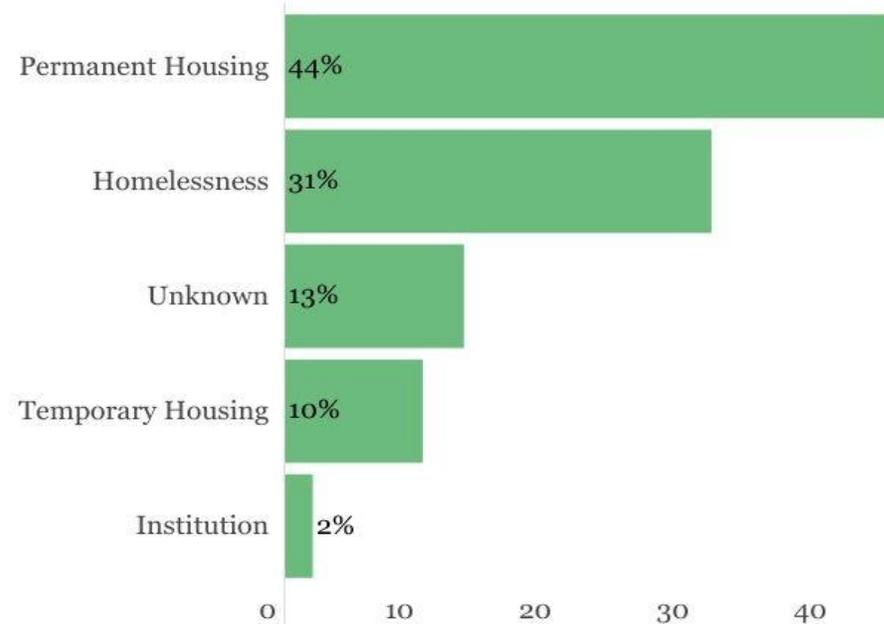


507 Oregonians rehoused



OREGON HOUSING and
COMMUNITY SERVICES

Previous living situation of people experiencing homelessness



Early Session Investments

- Early Session Funding package will serve as a critical “down payment” for the work ahead
- Some funds will be released to fund work in the 2021-23 biennium, remaining funds will support work in 2023-25

Funding Priority	Goal	Investment	
Homelessness Prevention	Prevent 8,750 households from becoming homeless by funding rent assistance and other eviction prevention services	Total: \$33.6M	
		21-23	23-25
		\$7.4M	\$26.2M
Homelessness Response		Total: \$85.2M	
		21-23	23-25
		\$20.9M	\$64.3M
Shelter & Housing Navigation	Add 600 low-barrier shelter beds statewide and hire more housing navigators to ensure unsheltered Oregonians can get connected to the shelter and services they need.	Total: \$23.8M	
Rehousing unsheltered households	Rehouse at least 1,200 unsheltered households by funding prepaid rental assistance, block leasing at least 600 vacant homes, landlord guarantees and incentives, and other re-housing services	Total: \$54.4M** <i>(**\$0.2M in 21-23 for planning)</i>	
Capacity Building	Support wrap-around services provided by culturally specific agencies to assist people living outside to move into more stable housing	Total: \$5M	
Local Sanitation Services	Supporting local communities for sanitation services	Total: \$2M	
Support for 9 Tribes of Oregon	Emergency response funds for Tribal members living in emergency areas	Total: \$5M	
		21-23	23-25
		--	\$5M
Emergency Response Coordination	Funds will support the emergency response being coordinated by the Office of Emergency Management (OEM) and Oregon Housing and Community Services (OHCS)	Total: \$3.9M	
		OHCS	OEM
		\$2.27M	\$1.64M

Homelessness response investments

POP 105: Shelter for Oregonians

An additional \$5M for the nine sovereign tribes in the State of Oregon to continue engaging in homeless services work.



POP 90: Investments

Maintaining Shelter Operations | \$24.1M

Maintain shelter operations in the state, including the operation of the 600 new shelter beds created through the early investment package and Project Turnkey projects.

Rehousing unsheltered households | \$172.2M

Funding includes both rapid rehousing resources and long-term rent assistance for those households, if needed, to maintain housing stability after first 12 months in housing. This reflects the state's first investment in an on-going, long-term rent assistance program.

Addressing Veterans Homelessness | \$2.15M

Seeks to invest in the needs of veterans experiencing homelessness



Homeless Services: Successful partnerships

Navigation Center Operational Funds

- 4 of 8 Navigation Centers currently operational
 - **287 shelter beds online currently** across Deschutes, Douglas, Lane and Multnomah counties
 - **243 additional shelter beds** online soon via the remaining 4 Navigation Centers by June 30, 2023
- Grantees were **incentivized to develop partnerships** with local subrecipients such as shelter operations providers, behavioral health providers, and local organizations offering culturally-responsive services



Lane County Navigation Center opening | Aug 2022

By and For Initiative, Tribal Nations of Oregon

- Funds to create and support local existing programs **designed to prevent and reduce homelessness in Tribal communities.**
- This critical partnership represents the first time all nine Federally Recognized Tribes of Oregon have participated in an OHCS program in **more than 30 years!**



Bend Navigation Center opening | July 2022

House Bill 2100 Task Force on Homelessness and Racial Disparities

Ongoing Task Force, formed by HB 2100 in 2021 in order to identify and investigate:

- Methods by which the state may **decrease rates of racial disparity** among people experiencing homelessness
- Potential **changes in the state's funding structure** to address racial disparities among people experiencing homelessness and housing insecurity
- Methods by which OHCS may **receive advice and information about needed services** and **modify the contracting process and eligibility for providers of services** for individuals experiencing homelessness and housing insecurity

- Initial report and recommendations produced in January 2022
- Final report and recommendations due to the Legislature by March 31, 2023
- [SB 893](#) introduced as Senate Housing and Development Committee bill
 - Will serve as vehicle for Task Force recommendations that require statutory changes



Statewide data and tracking outcomes

- Homeless Management Information System (HMIS) is essential to understanding the pathways in and out of homelessness in Oregon, particularly for target populations
- OHCS partners with all eight Oregon Continuums of Care (CoCs) to share data on persons receiving homeless services
- OHCS is working to coordinate with CoCs to support them in exporting their HMIS data into the OHCS HMIS Data Lake, creating a true statewide data set



POP 90 includes \$2M to improve HMIS. A statewide data set will allow OHCS to:

- **Standardize reporting** for partners
- Engage in **outcomes-based contracting**
- Better provide **technical assistance to enhance performance**
- Evaluate **outcomes for specific geographic locations and target populations** that have been historically underserved
- Conduct system modeling to **better target resources**

Homelessness prevention: Outcomes

Oregon Eviction Diversion and Prevention (ORE-DAP)

- **8,910 Oregon households stabilized** in 2022 through local rental assistance and other critical services.
- Distributed **statewide** through CAA Network



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COMMUNITY SERVICES



Community Story

ORE-DAP assisted a single mom facing eviction after her husband left her when pregnant with their fourth child. **The Oregon Law Center, together with The Arches Project, provided legal services, rental assistance and case management services such as applying for child support, childcare and food.** She worked to find a more affordable rental and worked with a landlord to establish a salon business from her new rental. **She is now receiving child support payments, assistance with childcare, and has started a successful home salon business.**

Eviction Prevention Rapid Response (EPRR)

- Since July 2022, a total of **876 households** statewide have avoided eviction.
 - 36% were BIPOC Oregonians
 - 43% in Multnomah, Washington & Clackamas counties, 57% outside
- Approximately **1/3 of all checks** were emergency checks **paid out within 3 days** of the referral, avoiding household displacement.

Homelessness prevention investments

POP 110: Keeping Oregonians in their Homes (POP 110)

- \$1.5M investment in the Fair Housing Council of Oregon to continue ongoing fair housing education



POP 90: On-going Homelessness Prevention

\$73M to build on the one-time investment in the early investment package and create an on-going homelessness prevention program in Oregon.

Investments will include:

- Oregon Eviction Diversion and Prevention (ORE-DAP) Program
 - Local rental assistance & eviction prevention funds delivered statewide
- Eviction Prevention & Rapid Response (EPRR) Program
 - Rapid, flexible payments for Oregonians with eviction court summons



Homelessness prevention: Successful partnerships

Best Practices

Mediation



Case Management



Legal Services



Rental Assistance

Mediation Centers

Mediation provides an alternative to the courts for addressing evictions and resolving housing disagreements. Since receiving funding from OHCS to pilot a mediation program, the Oregon Office for Community Dispute Resolution and 5 statewide partners have served **948 people** for a total of **58 cases of conflict coaching and 258 mediations**.

Immigrant and Refugee Coalition (IRCO)

IRCO has served **3,407 clients with ORE-DAP funds** and has assisted **3,000 clients with housing navigation services**. The agency provides support in Spanish, Ukrainian, Russian, Mandarin, Burmese, Cantonese, Dari and Maay Maay languages.

Oregon Law Center & Eviction Defense

The Oregon Law Center is working closely with CAAs, CSOs and CBOs by providing legal services for tenants that are facing eviction. It is one of the key components of provide a strong eviction prevention program and ties their services with the Eviction Prevention Rapid Response (EPRR) Program for rental assistance dollars to prevent homelessness.

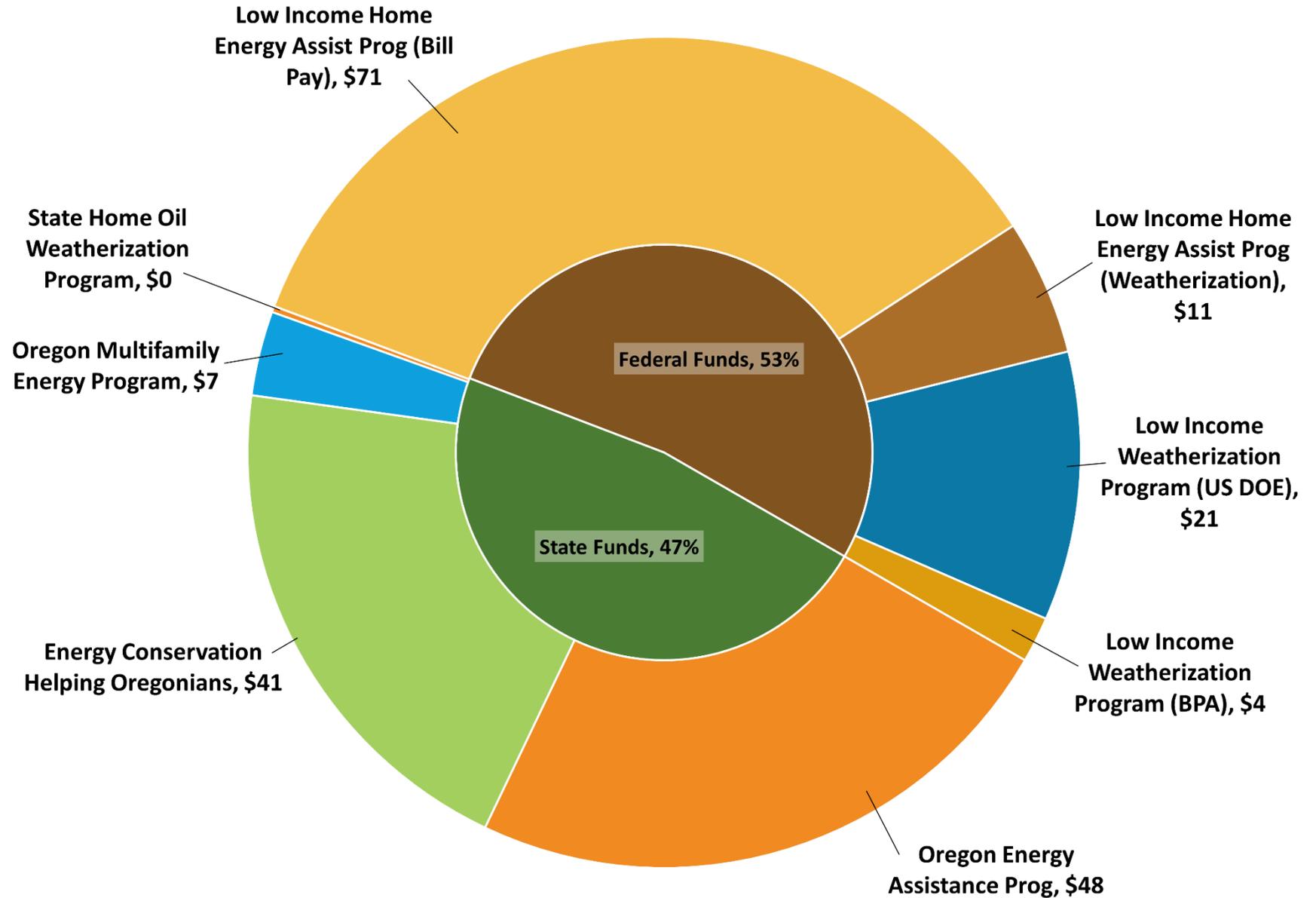
Oregon Eviction Diversion and Prevention Program (ORE-DAP)

Delivered by the Community Action Agency (CAA) Network, ORE-DAP provides local rental assistance in tandem with providers of other critical eviction and housing related resources to assist those facing eviction. ORE-DAP requires that CAAs coordinate and interface with local Community Based Organizations, Culturally Specific Organizations, Legal services providers and other entities in order to ensure each system has processes in place to issue referrals and shared work with mutual clients.



Energy services programs

Energy & Weatherization Services Funding (in millions)



Energy Assistance & Weatherization: Outcomes

Low-Income Household Water Assistance (LIHWA) Program

- Disconnections averted for over 1,000 households
- Average water payment to households: \$415

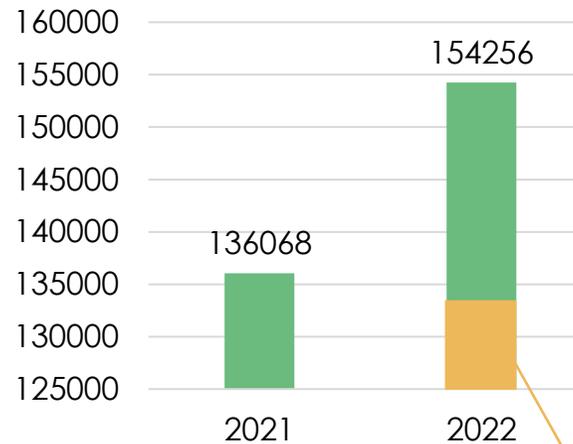
Oregonians served



15% identify as Black, Indigenous and person of color

Energy Assistance

Oregonians served

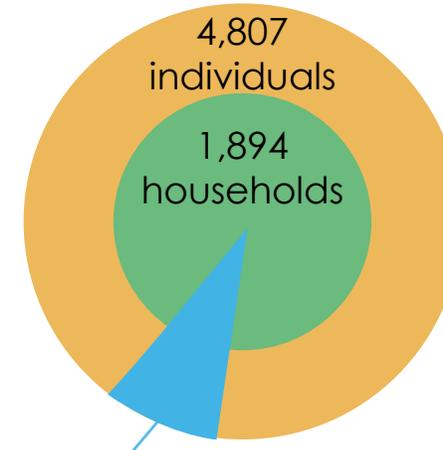


41% identify as Black, Indigenous and person of color

Weatherization

- Average weatherization cost per home: \$10,562
- Weatherization services result in \$1.5M in energy savings for Oregon families per year

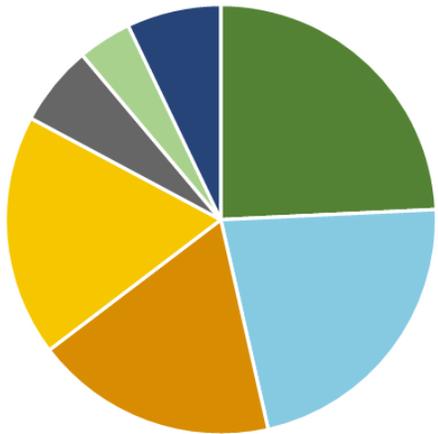
Oregonians served



6% identify as Black, Indigenous and person of color

Individual Development Account (IDA) Initiative:

Households use IDAs to accomplish goals that lead to financial stability and asset building.



- Education, \$3.3M (24%)
- Home Purchase, \$3.1M (22%)
- Microenterprise, \$2.5M (18%)
- Vehicle, \$2.5M (18%)
- Emergency Savings, \$0.8M (6%)
- First-time Home Buyer Savings Account or 529 College Savings Account, \$0.5M (4%)
- Other Assets: Home Repair, Assistive Technology, Rent, Retirement, \$1M (7%)



"This has provided me a kind of stability that I have never known my entire life. It tears at you when you cannot find adequate, affordable housing. To know that my rent is not going to increase, to know that every month I am investing in my future...The self-esteem boost and confidence that I have...does a lot for a person's soul."

Courtney Nolta, Home Purchase Saver of La Pine, with her son

IDA Initiative: Outcomes



\$7.4M total distributed to IDA savers in 2021:

- Average total deposit: **\$2,450**
- Average match earned: **\$6,470**



775 IDA savers enrolled in 2021

- 71% women, 27% men, 2% other gender
- 25% immigrant/refugee, 75% USA country of origin



1149 IDA savers met their savings goals in 2021:

- 10% Black
- 24% Latinx
- 7% Native American
- 5% Asian/Pacific Islander
- 51% White



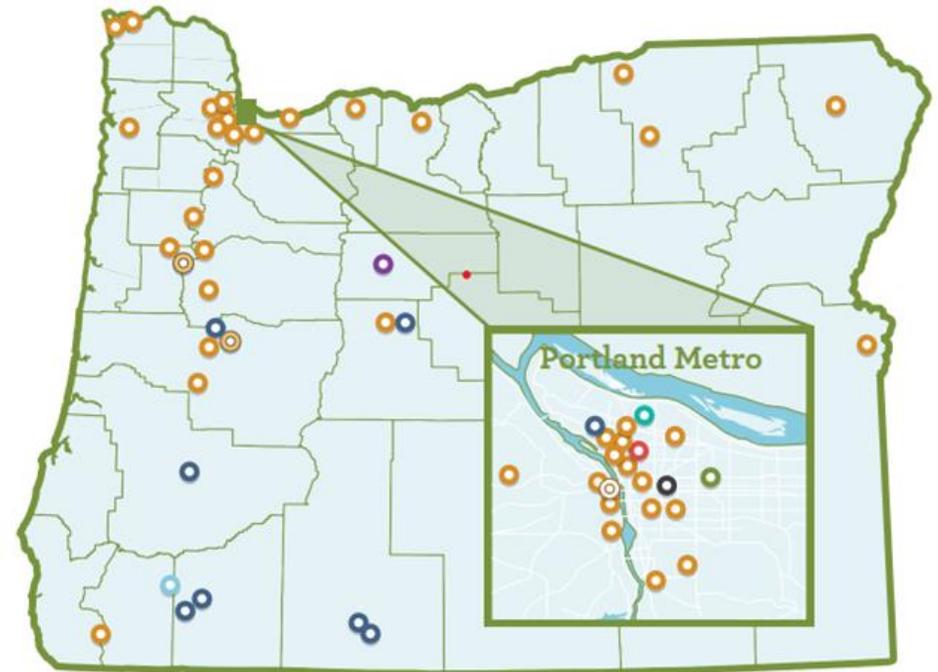
Most common completed IDA types:

- Education (319)
- Home purchase (231)
- Microenterprise (185)
- Vehicle (172)

POP 117: Investing in Oregonians' Futures (IDAs)

\$7.5M General Fund

investment in the Individual Development Account (IDA) Initiative to increase capacity for fiduciary organizations (FOs) and increase match goals to increase housing access.



[IDA Provider Map via Neighborhood Partnerships](#)

Housing Stabilization Division Key Takeaways

- **One-time funds are not helpful** in addressing Oregon's homelessness crisis
- **Oregon is making progress** in addressing homelessness in our communities—and there is more to do.
 - **3,200** new shelter beds
 - **58,240** Oregonians served by OHCS homeless services programs
- To reduce homelessness in Oregon over the long-term, we must **slow the inflow**
 - Over **77,229** tenant households served through rental assistance
- The work to address and end homelessness **must be statewide** and **enterprise-wide**
 - New partnerships and coordination across state agencies and levels of government are needed
- **OHCS role must change**; we're a policy setting agency that invests in highest and best use while authentically sharing power



Takeaways from OHCS' Proposed Budget

- Upstream investments to prevent homelessness, provide stable housing for families, and prevent increased interactions with public systems is prudent for Oregon
 - Addressing supply shortage must be Oregon's top priority
- Investing in proven and promising programs addresses agency capacity constraints
- One-time funds for services won't move long-term solutions in homelessness prevention and response
- OHCS investments represent investments in Oregonians; this is the people's budget



Key Performance Measures



Key Performance Measures

KPM #	Area
1	Homeless Services: Preventing and Ending Homelessness
2	Energy Services: Energy Assistance
3	Multifamily Housing: Affordable Rental Housing (incomes served)
4	Multifamily Housing: Affordable Rental Housing (special needs populations)
5	Multifamily Housing: Affordable Rental Housing (construction costs)
6	Multifamily Housing: Affordable Rental Housing (high opportunity areas)
7	Multifamily Housing: Affordable Rental Housing (rural housing)
8	Single Family Housing: Homeownership (incomes served)
9	Single Family Housing: Homeownership (serving people of color)
10	Agency: Customer Service

KPM 3: Percent units funded for 50% AMI or less



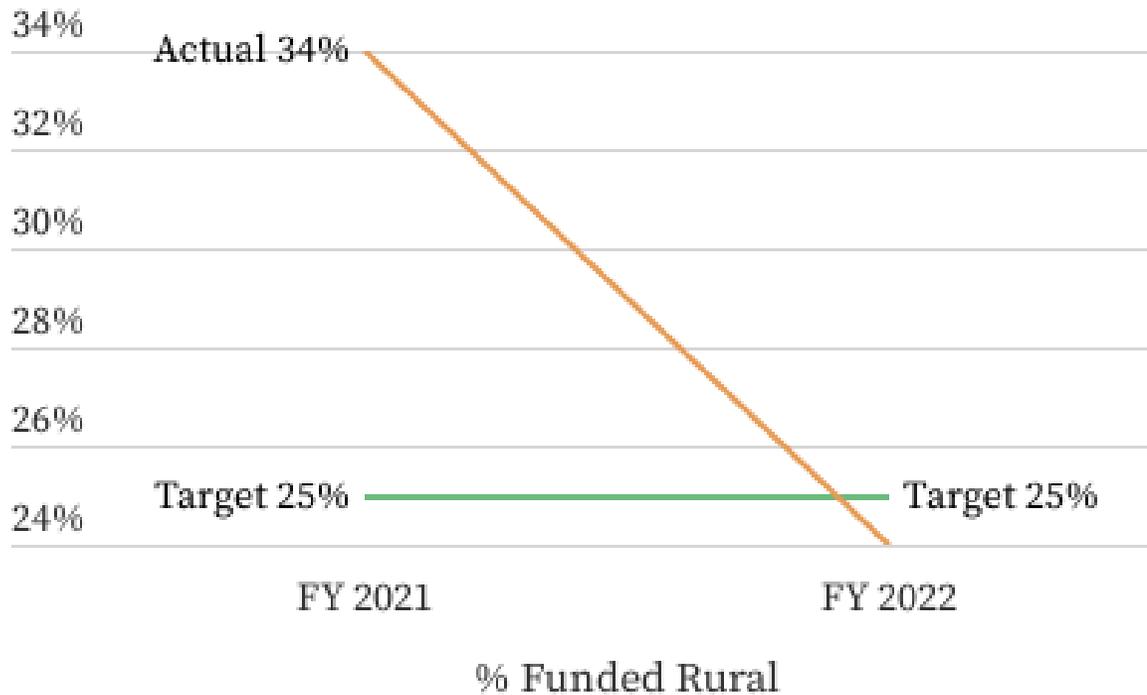
- From July 1, 2021, through June 30, 2022, 1,858 units, or 40% of rental units approved for funding, will be affordable to households with income at or below 50% of the area median income.
- This is below our goal of 50%
- LIFT, by state statute, drives to lowest cost per unit and develops home at 60% AMI or below. LIFT has grown as a percentage of OHCS' overall development dollars

KPM 5: Affordable Rental Housing (preservation construction costs)



- Construction costs per square foot for: newly constructed housing units developed through grant and tax credit programs; and construction costs per square foot for rehabilitated housing units developed through grant and tax credit programs, as compared to national data.
- Met for new construction; did not meet for preservation
- Increase standards for affordable housing: prevailing wage, LEED, etc
- National data does not consider site location or wage requirements

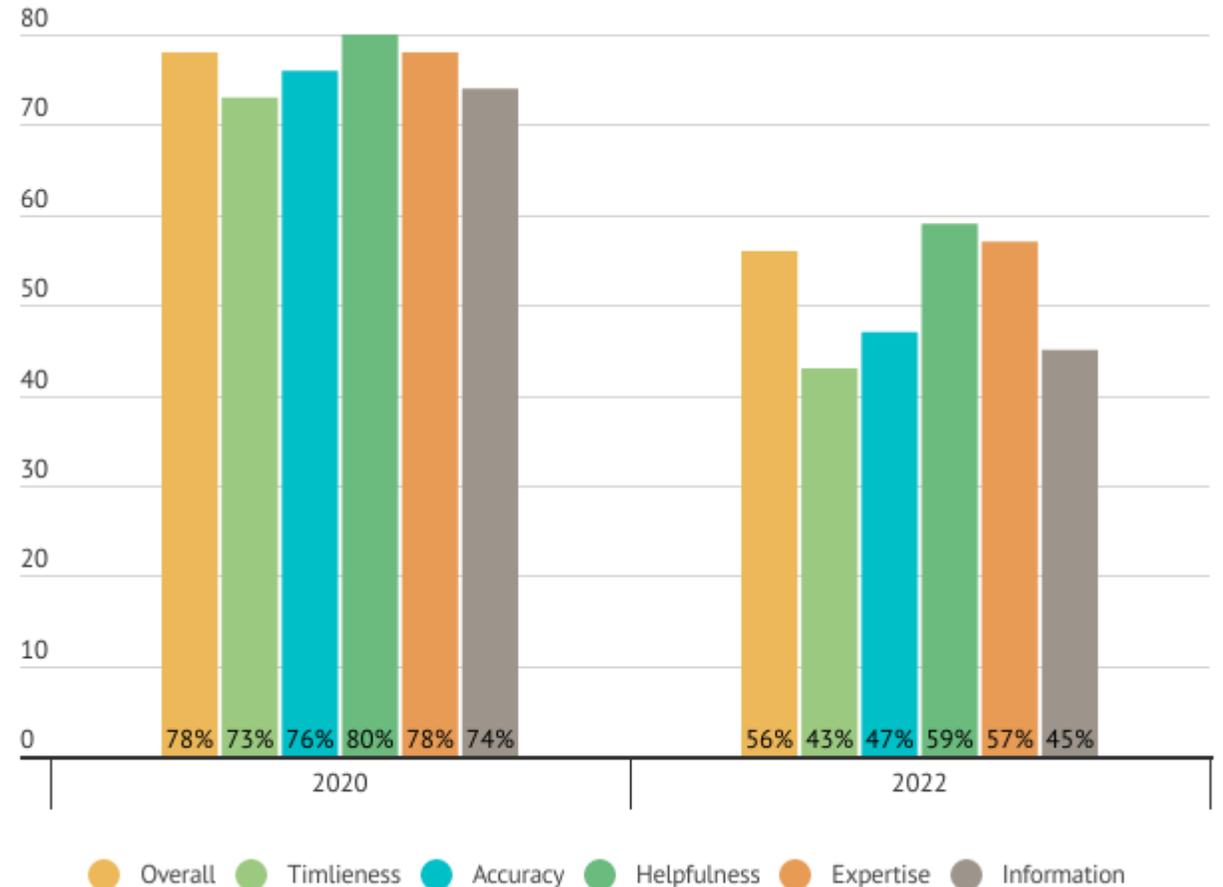
KPM 7: Percent increase in rural affordable development



- Percent *increase* in the number of affordable rental housing units that will be developed in rural areas.
- Decrease from 35% to **24%** in 1 year, however decrease in units funded overall given increase in one-time funds and last push of PAB resources in FY 2021
- The percentage of all units funded in rural areas does remain above what it was in FY 2019 (19%), at 24%.
- 2nd year tracking this KPM, challenges in the way this KPM is calculated
- OHCS will request changes to this KPM in 2025; OHCS likely to propose 25% target of overall units funded in rural areas

KPM 10: Customer service

- Goal is 80% overall satisfaction
- OHCS took on a direct service role for the first time and staff managed the work of two or three positions to stand up emergency programs; nearly all poor or fair ratings were related to these programs (ERA and HAF)
 - Survey complete, historically, by organizations that OHCS fund. More direct clients complete the survey this time
- Midstream interventions, like setting up call centers and bringing on an ombudsperson, showing promising results



15% Reduction Options

1. Reduction to Permanent Supportive Housing rent and services funding due to revised occupancy estimates.
2. Fund shifts from General Fund to Other Funds or Federal Funds for 11 positions and associated Services & Supplies.
3. Eliminate new funding for Housing Choice Landlord Guarantee Program and Elderly Rental Assistance program.
4. Reduce funding for the Emergency Housing Assistance and State Homeless Assistance programs.



Reduction Options

Program Area	Program Name	Impact of 15% Reduction	General Fund	Other Funds	Federal Funds
Project-Based Rent Assistance	Permanent Supportive Housing rent assistance and tenant services	This reduction would align Special Payments with revised estimates for unit occupancy. This does not impact the program in the 23-25 biennium and funding would be adjusted in the 25-27 biennium based on occupancy.	(\$6,713,450)	\$0	\$0
Affordable Rental Housing, Disaster Recovery & Resiliency, Central Services	Various	A fund shift will prevent impacts to programs and does not eliminate positions. This option changes funding on 11 positions and Services & Supplies costs	(\$3,403,263)	\$2,135,252	\$1,268,011
Housing Stabilization	Elderly Rental Assistance	This would eliminate the program and shift funding for one position to Other Funds. The Emergency Housing Assistance program offers the same services. Approximately 2,234 households would not receive services from this program.	(\$1,646,744)	\$196,598	\$0
Housing Stabilization	Housing Choice Landlord Guarantee Program	This would eliminate new funding so the program would operate on the account balance. Approximately 51 landlords would not receive assistance due to losses from tenants with Housing Choice vouchers.	(\$337,910)	(\$337,910)	\$0
Housing Stabilization	State Homeless Assistance Program	A reduction of this magnitude would mean that an estimated 10,118 households would not receive shelter services.	(\$5,179,709)	\$0	\$0
Housing Stabilization	Emergency Housing Assistance	This reduction would impact about 7,484 households that would not receive housing retention services.	(\$11,549,273)	\$0	\$0

OREGON HOUSING AND COMMUNITY SERVICES

QUESTIONS?



Andrea Bell, *Executive Director* | **Caleb Yant**, *Deputy Director*
Oregon Housing and Community Services

Joint Ways and Means Subcommittee on
Transportation and Economic Development

Reference Slides

2023-25 Policy Packages

Package	General and Lottery Funds	Other Funds	Federal Funds	Total Funds
090: Analyst Adjustments	\$378.60M	\$9.92M	\$865K	\$389.38M
101: Retaining Quality Staff		\$3.8M	\$395K	\$4.2M
102: Improving Program Delivery and Access		\$6.5M	\$1.3M	\$8.3M
103: Training, Technical Assistance & Access	\$7.2M			\$7.2M
104: Addressing Homelessness with Permanent Supportive Housing	\$5.73M Debt Service	\$130M Article XI-Q \$1M		\$136.8M
105: LIFTing up OR: Building Affordable Housing	\$33.98M Debt Service	\$770M Article XI-Q \$5.7M		\$809.7M
106: Shelter for Oregonians	\$5.0M			\$5.0M

Package	General and Lottery Fund	Other Funds	Federal Funds	Total
107: Preserving Oregon's Affordable Housing Stock	\$18M	\$119.2M		\$137.2M
108: Supporting Owners of Manufactured Homes	\$4.0M	\$4.0M		\$8.0M
109: Building Starter Homes	\$5.0M	\$45.0M		\$50.0M
110: Keeping Oregonians in Their Homes	\$1.5M			\$1.5M
112: Modernizing Grant Management Systems		\$1.0M		\$1.0M
114: Care for Children in Affordable Housing	\$5M			\$5.0M
116: Supporting Homebuyers	\$13.6M	\$18.6M		\$32.2M
117: Investing in Oregonian's Futures	\$7.5M			\$7.5M
118: Deploying Federal Recovery Resources		\$21.9M	\$136.8M	\$158.7M
POP 119: Deploying Federal Resources			\$8.5M	\$8.5M

2023-25 POLICY PACKAGES

Pending Legislation

As of 2/20:

- Agency Bills: 6
- Establish New Programs or New Resources: 15
- Establish New Studies, Workgroups, or Taskforces: 35*
- Amend or Expand Existing Programs: 18

**many of these are placeholders*



OHCS Sponsored Legislation

Bill	Summary
HB 2761	Expands OHCS ability to fund affordable units within mixed income developments
HB 3151	Extends the Manufactured Housing Dispute Resolution Advisory Committee and permits OHCS to provide grants for Legal Assistance for tenants, among other non-agency drafted provisions
HB 3215	Creates the Disaster Housing Recovery Fund. Additionally, OHCS is seeking the ability to contract directly with entities rebuilding residential homes post-disaster.
SB 225	Changes use of Private Activity Bonds for affordable housing
SB 892	OHCS statute clean up bill: confirms Tribal access to OHCs capacity building and income level for certain programs, streamlines rulemaking, expands procurement authority, ensures OHCS can lend down payment assistance with all mortgage productions, and cleans up account language and sunsets unused accounts.
SB 893	Placeholder (as of 2/13) that will be used to streamline how OHCS deploys grants related to the rental market

NOTE: Due to the transition, some agency bills have been introduced by individual legislators or committees.

Other Legislation

Bill	Summary
HB 2001	Requires Housing and Community Services Department to study housing.
HB 2027	Requires Housing and Community Services Department to study housing.
HB 2028	Requires Housing and Community Services Department to study permitting.
HB 2077	Extends sunset for tax credit for affordable housing lenders.
HB 2078	Extends sunset for tax credits for owner or operator of agriculture workforce housing.
HB 2092	Extends sunset provisions for various tax credits.
HB 2093	Conforms applicability period for amendments to tax credit for certified film production development contributions to sunset applicable to credit.
HB 2214	Requires Housing and Community Services Department to study housing program eligibility for felons.
HB 2260	Requires Housing and Community Services Department to study system development charges impacting housing.
HB 2454	Appropriates moneys from General Fund to Housing and Community Services Department to provide services and assistance to school-aged children experiencing or at risk of experiencing homelessness.
HB 2456	Modifies emergency housing assistance program and state homeless assistance program to provide services and assistance to school-aged children experiencing or at risk of experiencing homelessness.
HB 2493	Creates income tax credit for eligible costs of development of middle housing dwelling units that sell for price affordable to household with annual income between 80 percent and 120 percent of area median income.
HB 2563	Creates income or corporate excise tax credit for investment in affordable housing, available to taxpayer eligible for federal low-income housing credit, and allocated by Housing and Community Services Department.
HB 2621	Establishes Task Force on Reviewing State Boards and Commissions.

Other Legislation

Bill	Summary
HB 2653	Creates credit against income taxes for selling publicly supported housing to retain as affordable housing.
HB 2654	Establishes Housing Programs Advisory Council.
HB 2754	Limits terminations and rent increases for senior tenants of publicly supported housing following termination of affordability restrictions.
HB 2761	Expands Housing and Community Services Department ability to allow financing of certain affordable residential units within mixed-income or mixed-use housing developments subject to limits established by Oregon Housing Stability Council.
HB 2763	Establishes State Public Bank Task Force.
HB 2879	Requires Housing and Community Services Department to study affordable housing for college students.
HB 2889	Establishes Oregon Housing Needs Analysis within Housing and Community Services Department.
HB 2925	Extends deadlines for affinity group task forces to complete their work with respect to allocations of resources to address communities' needs and health inequities faced by communities and to report recommendations to Legislative Assembly.
HB 2956	Requires Housing and Community Services Department to study statewide rental housing inspections.
HB 2972	Requires Housing and Community Services Department to study financing for affordable housing production.
HB 2974	Requires Housing and Community Services Department to study housing.
HB 2983	Appropriates moneys from General Fund to Department of Land Conservation and Development and Housing and Community Services Department to support manufactured dwellings and manufactured dwelling parks.

Other Legislation

Bill	Summary
HB 3005	Directs Housing and Community Services Department to provide financial assistance to eligible applicants to pay for allowable costs related to early child care infrastructure activities.
HB 3010	Limits, for purposes of personal income taxation, amount of allowed mortgage interest deduction.
HB 3042	Limits terminations and rent increases for three years after tenants' housing is withdrawn from publicly supported housing.
HB 3088	Establishes Rent Reporting Pilot Program in Housing and Community Services Department.
HB 3125	Establishes Public Drinking Water and Sewer Ratepayer Assistance Fund.
HB 3151	Limits improvements that landlord of manufactured dwelling park may require of tenant.
HB 3166	Requires State Department of Energy, in consultation with Housing and Community Services Department, to establish whole-home energy savings program and high-efficiency electric home rebate program.
HB 3169	Requires annual registration and fee for each rental residential dwelling and vacation occupancy with Housing and Community Services Department.
HB 3209	Establishes emergency veterans housing program within Housing and Community Services Department.
HB 3210	Requires Housing and Community Services Department to develop strategic housing stipend pilot program to provide housing stipends to individuals to move to city where their labor is expected to benefit economic development of city.
HB 3215	Authorizes Housing and Community Services Department to support replacement, reconstruction or rehabilitation of residential units damaged or destroyed by disaster and to support recovery of residents of such housing.
HB 5511	Appropriates moneys from General Fund to Housing and Community Services Department for biennial expenses and for debt service.

Other Legislation

Bill	Summary
SB 41	Creates Task Force on Regulatory Efficiency.
SB 46	Requires Housing and Community Services Department to provide sample plans and grants for senior cottages.
SB 112	Requires Housing and Community Services Department to study housing for people with disabilities.
SB 114	Requires Housing and Community Services Department to study inclusive housing.
SB 131	Extends sunset for tax credit for affordable housing lenders.
SB 132	Extends sunset for tax credits for owner or operator of agriculture workforce housing.
SB 155	Extends sunset provisions for various tax credits.
SB 225	Provides that unused portion of amount of pass-through revenue bonds authorized for issuance in preceding biennium carries forward until legislation authorizing amount of pass-through revenue bonds for current biennium is enacted.
SB 434	Creates Eviction Mediation Program within Housing and Community Services Department.
SB 496	Amends allowable purposes of Emergency Housing Account to include account moneys to be used for grants to assist companion animals of individuals experiencing or at risk of homelessness.



Other Legislation

Bill	Summary
SB 720	Allows Housing and Community Services Department to modify grant to allow use of remaining moneys to compensate certain landlords not otherwise reimbursed for unpaid rent during COVID-19 emergency period.
SB 860	Appropriates moneys from General Fund to Housing and Community Services Department for grants for air conditioning in multifamily affordable housing.
SB 861	Appropriates moneys from General Fund to Housing and Community Services Department to provide grants to promote innovative and cost-effective housing types.
SB 892	Amends statutes relating to housing laws and to authority of Housing and Community Services Department and Oregon Housing Stability Council, including changes to department's procurement authority and ability to provide down payment assistance.
SB 893	Directs Housing and Community Services Department to study issues related to homelessness and to report to appropriate committee or interim committee of Legislative Assembly on or before September 15, 2025.
SB 918	Requires Housing and Community Services Department to study housing.
SB 919	Requires Housing and Community Services Department to study housing.
SB 920	Requires Housing and Community Services Department to study housing.
SB 921	Requires Housing and Community Services Department to study housing.

