

OREGON HOUSING AND COMMUNITY SERVICES

Affordable Housing Development



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House Committee On Housing and Development



Purpose and Scope of the Preservation Framework

- Articulating a clear rationale for sustained investment in preservation and forecasting the need over the next 10+ years
- Defining what preservation means for OHCS
- Establishing high-level goals, including commitment to equity and racial justice
- Clarifying how OHCS will approach prioritizing resources available for preservation
- Helping inform partners' planning around asset management and preservation





Guiding Focus/Definition

Protecting the most vulnerable tenants by making sure existing rent-restricted rental housing stays affordable and well-maintained over the long term



Pioneer Park, Veneta, OR



Four Main categories of Preservation

- 1) Projects renewing federal rent assistance
- 2) Projects with expiring rent restrictions
- 3) Affordable properties at risk of loss due to urgent physical or financial challenges
- 4) Manufactured home parks owned by a nonprofit or resident cooperative



Chaucer Court, Portland, OR



Prioritizing Resources: Focus on Risk to Tenants

Early thoughts on a risk assessment framework to guide investments:

- Current tenants are predominantly extremely low income, people with disabilities, or experience other significant challenges to finding alternative housing.
- Market rents for nearby properties are well above the properties current restricted rents.
- There are very few other affordable options in the community where the property is located.
- The property's physical condition or financial challenges puts its long-term viability at risk.





Beyond Resource Priorities: Preservation-Related Policy Areas

- Improving PuSH process, including dedicated resources for acquisition, notifications to tenants, right of first refusal process, etc.
- Training and technical assistance for partners active in preservation, and strengthening the field of asset management generally
- Sustainability and “green-building” standards in preservation projects
- Anticipating preservation impacts of new and emerging programs
- Balancing needs of rural and urban communities



YaPoAh Terrace, Eugene, OR



Equity and Racial Justice

- Tenants: Measuring and tracking how preservation efforts benefit the housing stability of Black, Indigenous, and people of color tenants
- Supporting culturally specific housing organizations in maintaining the affordability and viability of their portfolios
- Minority, Women-owned, Emerging Small Business: Using preservation as a lever to help build a more diverse development and construction workforce
- Property Management: Skilled and culturally responsive property management a key factor in residents' housing stability



Nyssa Court, Nyssa, OR

Questions?



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