

OREGON HOUSING AND COMMUNITY SERVICES

Agency Budget Presentation



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Oregon Housing and Community Services

March 20 – March 26, 2025
Joint Ways and Means Subcommittee on
Transportation and Economic Development

2025-27 OHCS AGENCY BUDGET PRESENTATION

Four-Day Agenda

March 20

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

March 24

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

March 25

- Housing Stabilization Division
- Key Performance Measures
- Reduction Options

March 26

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

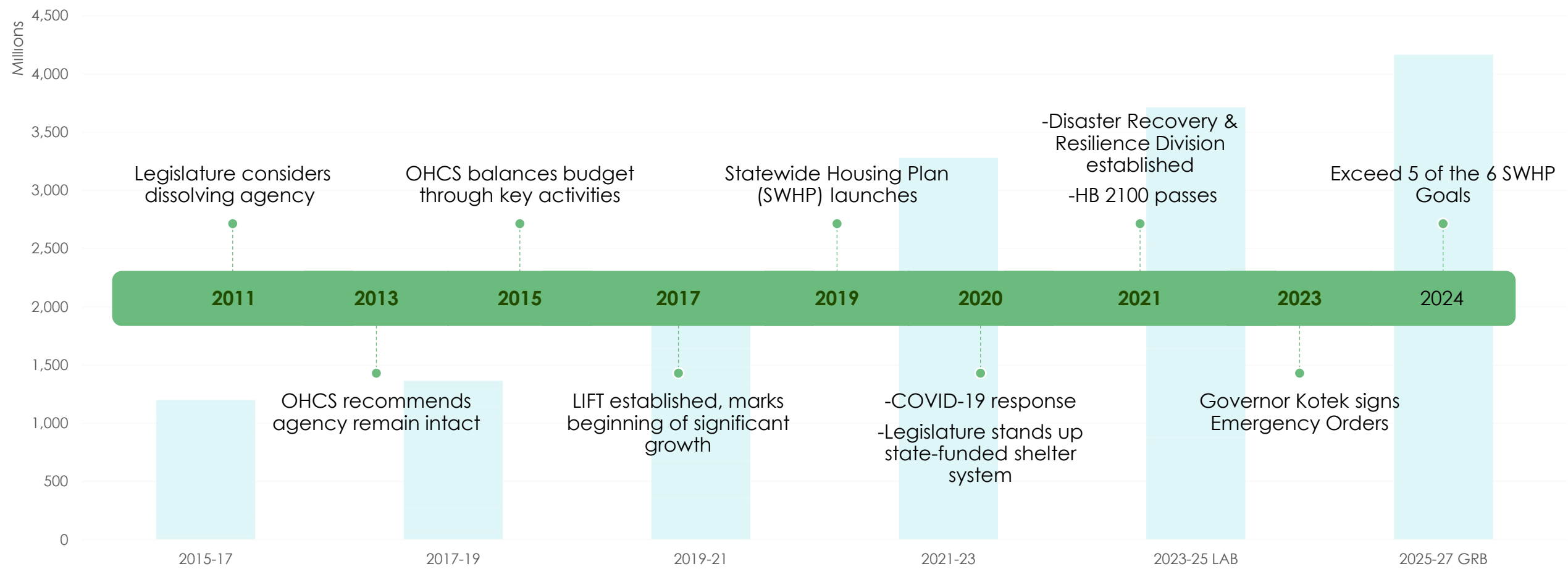
Mission

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



**Working together to serve individuals, families,
and communities throughout Oregon**

Major Milestones



Statewide Housing Plan Results

Equity and Racial Justice

Homelessness

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



Exceeded

Permanent Supportive Housing

- **Funded 1,668 units** of permanent supportive housing



Exceeded

Affordable Rental Housing

- Increased existing affordable housing pipeline to **28,389 homes**



Exceeded

Homeownership

- Assisted **3,368 households** in becoming successful homeowners
- Assisted **1,843 BIPOC households** purchase homes



52% complete



Exceeded

Rural Communities

- Funded **5,058 affordable housing units in rural Oregon**



Exceeded

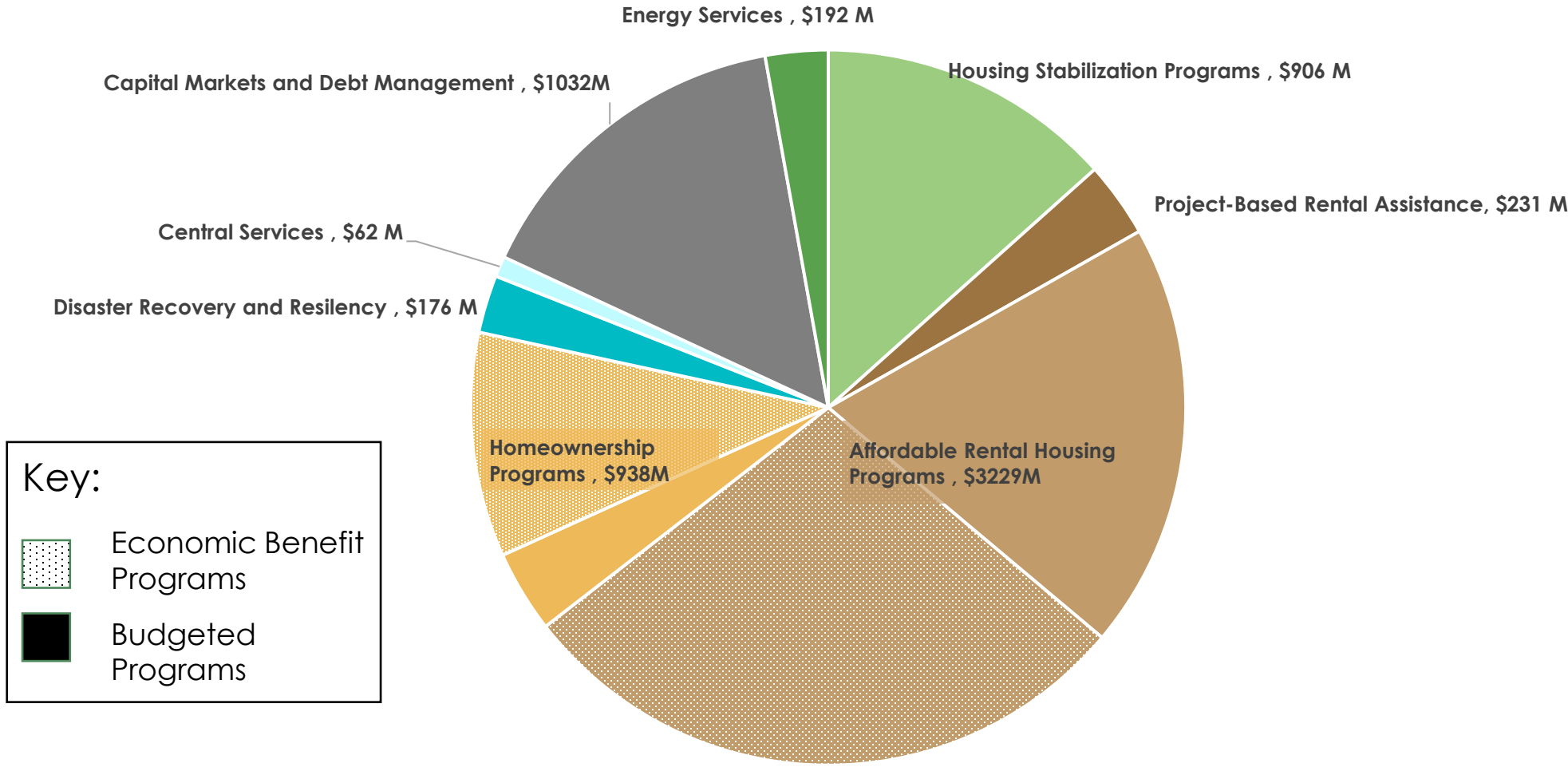


Budget Summary

- Overview of fund type, usage, and program area
- Organizational chart
- Growth management
- Budget drivers and risks

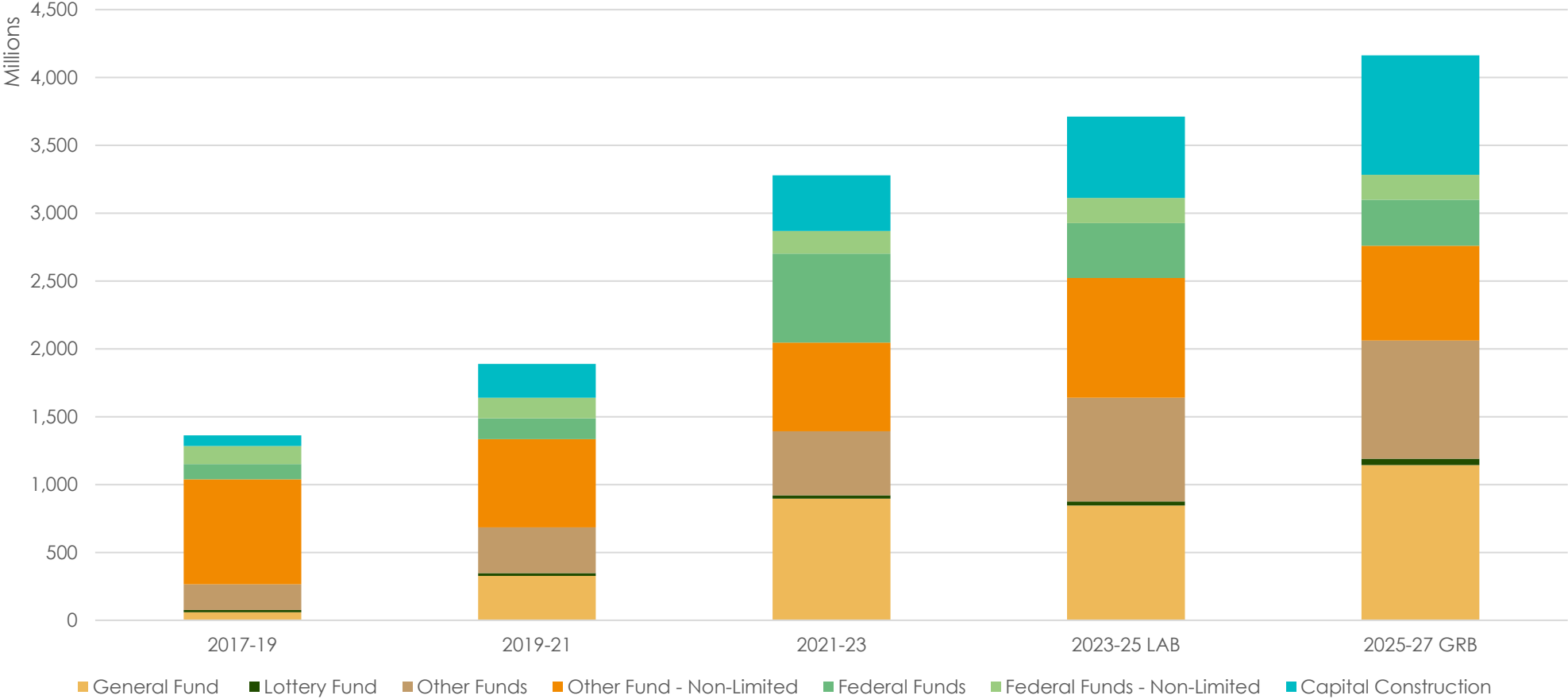


2025-27 Budget Program Areas



10 years at-a-glance

OHCS Agencywide Funding (in millions)



Budget Drivers

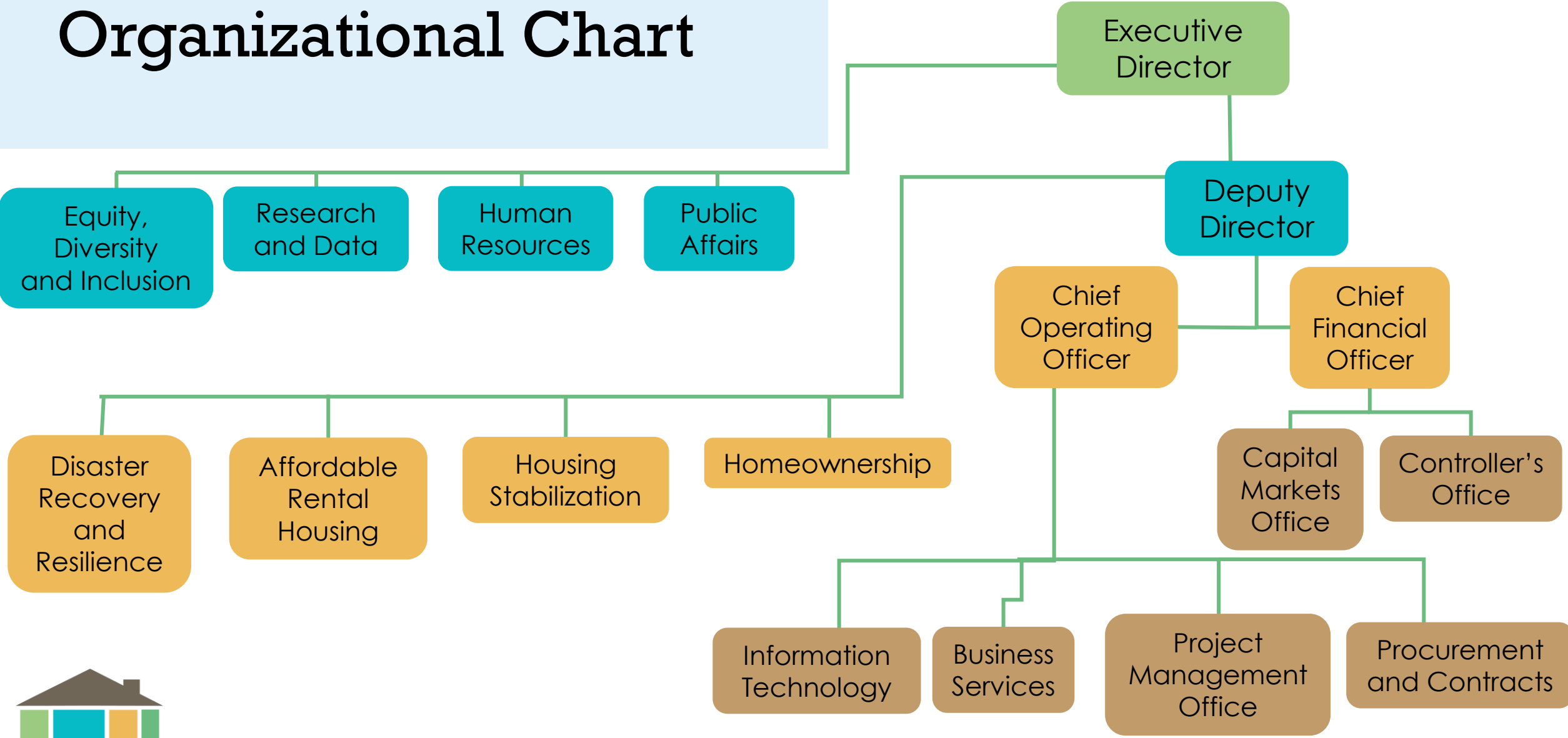
- Rising inflation, labor and construction costs put pressure on development budgets
- Sustaining State Funded Shelter & Unsheltered Homelessness systems of care
 - 32 Project Turnkey (PTK) sites, with **1,382 units of shelter**
 - 8 Navigation Center sites with **500 additional low barrier shelter beds**
 - EO helped create a total of **1,434 new beds**, exceeding statewide shelter bed goals by 175%, and exceeding Balance of State (BoS) shelter bed goals by 387%
 - EO rehoused 3,257 households needing support to stay in permanent housing
- Balancing investments in new affordable construction and preservation
 - Oregon will need >236,000 affordable housing units over the next 20 years to begin alleviating supply issues.
 - 9,531 affordable housing units are due to expire in the next 10 years (8.4% of Oregon's currently available and affordable units)
- As the proportion of OHCS's General Fund to overall budget grows, rebalancing overhead costs is needed to comply with federal cost principles



Budget Risks

- Repeated “one-time” investments are stretching capacity of OHCS and Grantee staff, from a leadership, program delivery and operational support perspective
- Uncertainty of federal funds could limit impact of state investments
- Insurance cost and availability, particularly for organizations/buildings serving the Oregon’s most vulnerable populations, become prohibitive

Organizational Chart

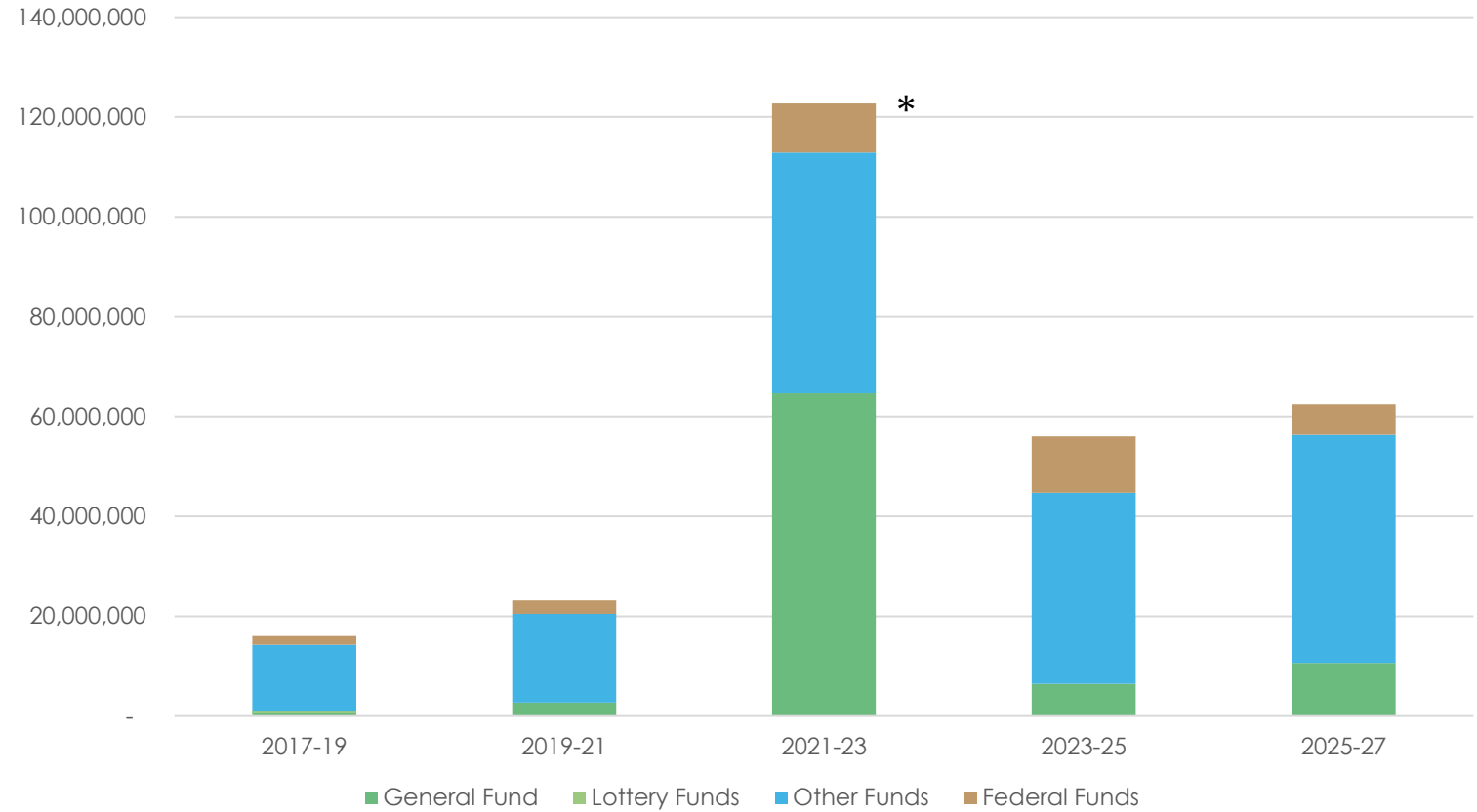


Central Services



Central Services Funding

Funding by Type



* Disaster Recovery and Resilience (DRR) funds were originally allocated to Central Services' budget before DRR became a fully operation division of its own



Improving Operational Efficiency

- Agency evolved significantly over the past 5 years requiring us to work differently
- Prioritized comprehensive strategic plan focused on driving internal operations and customer service
- Key insights:
 - Strengths: dedicated staff, diverse funding sources, strong partnerships
 - Challenges: staffing constraints, complex regulations, increasing housing demands

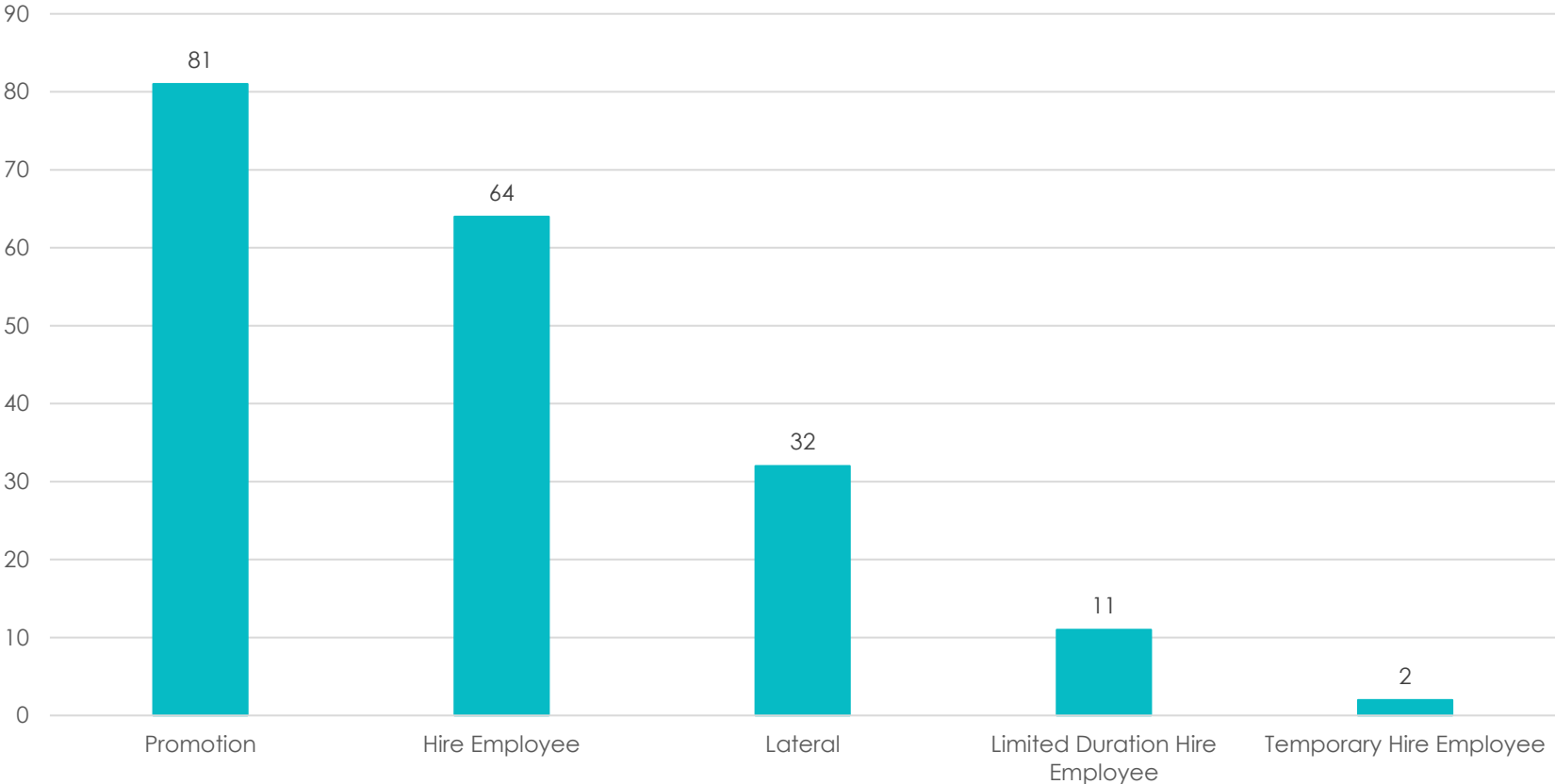
**Maturing Operations Now
Will Pave the Path for
Success in the Future**



Example: 2023-25 Legislative Implementation

Primary	Division	Project Health	Project Complete?	Date Complete	Primary	Division	Project Health	Project Complete?	Date Complete
Oregon Consolidated Application	ARH	Green	Complete	10/24	Operational Support for Shelter	HSD	Green	Complete	9/24
PSH Risk Mitigation Pool	ARH	Green	Complete	11/24	Youth EHA	HSD	Yellow		
Push Seller's Tax Credit	ARH	Green		N/A	Tenant Organizations and Legal Assistance Investments (Legislative Call Outs)	HSD	Green	Complete	10/24
Construction Loan Guarantee Program	ARH	Yellow		N/A					
NOFA Reform - Internal Organization	ARH	Green	Complete	9/24	By and For Initiative, Native American Tribes of Oregon Wave II & Executive Order Funds	HSD	Green	Complete	11/24
Modular Housing Development Fund	ARH	Green	Complete	9/24					
Mixed-Income Developments	ARH	Green	Complete	9/24	EHA Pets	HSD	Green	Complete	4/24
Unit Accessibility	ARH	Green	Complete	9/24	Energy Omnibus Bill	HSD	Green	Complete	9/24
PAB Suballocations	ARH	Green	Complete	11/24					
Publicly Supported Housing Contract Preservation	ARH	Green	Complete	1/24	Energy One-Stop Shop	HSD	Green	Complete	9/24
					Outcomes and Spenddown Budget Note	Research	Green	Complete	6/24
Procurement Authority	Central Services	Green	Complete	11/24	OHNA	Research	Green	Complete	10/24
Disaster Recovery & Resilience Statute Updates	DRR	Green	Complete	11/24	Long Term Rent Assistance Program	Special Initiatives	Green	Complete	9/24
OHCS Language Accessibility	EDI	Green			Oregon Rehousing Initiative	Special Initiatives	Yellow		
Homeownership Development	HO	Green	Complete	5/24	HB 5019 Continuation Funds	Special Initiatives	Green	Complete	9/24
NOAH Mortgage Product	HO	Red			Housing Choice Landlord Guarantee Program EO Expansion	Special Initiatives	Green		
Foreclosure Avoidance Counseling	HO	Green	Complete	4/24					
Manufactured Home Replacement	HO	Green	Complete	4/24	Eviction Prevention Resources	Special Initiatives	Yellow		
Down Payment Assistance Tied to OHCS Lending	HO	Green	Complete	11/24	Culturally Responsive HSD Investments	HSD	Green	Complete	10/24
Grantmaking and Dispute Resolution Advisory Committee Extension	HO	Green	Complete	4/24	Moderate-Income Revolving Loan Program	ARH	Green		
					Tenant Resources Support	ARH	Green		
OAHTC Expansion for Homeownership	HO	Green	Complete	1/25	Shelter Operations and Services	HSD	Green		
					Individual Development Accounts	HSD	Green	Complete	6/24

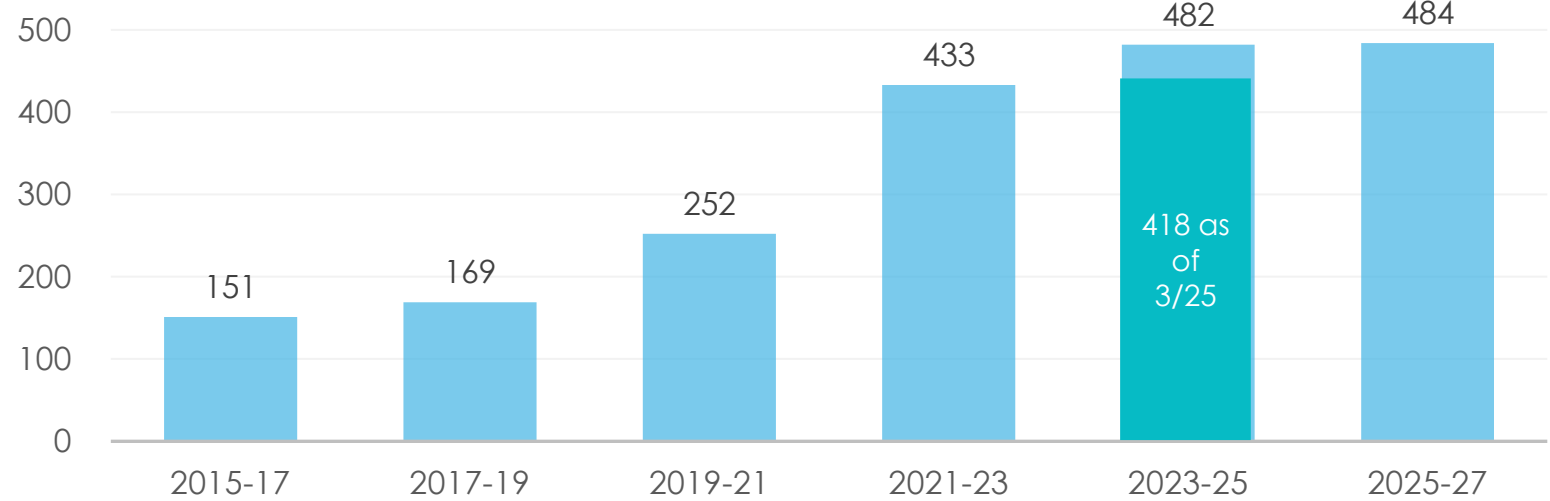
2024 Staff Movement at OHCS



Of the **418** staff at OHCS, **190** are in new positions

Agency Staffing

Number of Agency Staff



Positions in Governor's Budget	Supervisory	Non-supervisory	Total
Central Services	22	144	166
Affordable Rental Housing Division	22	148	170
Disaster Recovery and Resilience	6	36	42
Homeownership Division	5	31	36
Housing Stabilization	9	61	70
Total	64	420	484

Hiring and Vacancies

- **350** movements in OHCS (since 7/1/23)
 - 131 Promotions
 - 109 Hires
 - 79 Lateral
 - 21 Limited Duration
 - 10 Temporary
- **92** separations including transfers to other agencies (since 7/1/23)
 - **45** separations, primarily due to resignations for private sector or retirement
- **84** current vacancies (as of 3/12/25):
 - 68 permanent, 16 limited duration
 - 40 have been vacant for 6+ months
 - 22 have been vacant for 12+ months

Span of Control

Actual supervisory ratio: 1:6

- **Filled and Unfilled Positions**
 - **Supervisors:** 71 total, 63 filled, 8 vacancies
 - 14% of positions are supervisors
 - **Non-supervisors:** 432 total, 342 filled, 90 vacancies
 - 86% of positions are non-supervisors
- **Factors at play in OHCS' maximum supervisory ratio**
 - **Complexity of duties**
 - Highly specialized workforce managing complex, high-stakes programs
 - **Best practices**
 - 1:6 span aligns with industry best practices, especially as it pertains to fiscal responsibility
 - **Financial scope and responsibility**
 - Unprecedented level of public funding requiring auditing, risk management, and safeguarding funds from misallocation or inefficiency



Operational POPs

- **POP 508:** Operational Support
 - Provides a total of **\$13.2M*** to implement essential staffing and operational support:
 - Establishing 16 essential positions in Affordable Rental Housing, Housing Support Services, and agency leadership
 - Restoring 24 positions authorized by the Governor's EO on Homelessness
 - Shifting funding for three positions which support manufactured housing
 - Re-establishing three limited duration positions to support agricultural worker housing, affordable housing loan guarantee, and modular housing legislation.
- **POP 090:** Makes the following adjustments to support OHCS' work:
 - Eliminates two positions
 - Shifts four positions and the related services & supplies from GF to OF
 - Increases Vacancy saving by 2%
 - Eliminates inflation on certain services & supplies accounts



POP 509: IT Support

- Establishes two positions to support modernization of systems such as grant management and to provide service desk support.
- In addition, Other Funds expenditure limitation increased by **\$1.5M** to support continued investment in data systems.
 - Responds to Secretary of State audit finding to reduce the use of ad hoc data tracking tools and custom systems that use aging architecture.

Program and Investment Summary

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



Serving Oregonians Across the Housing Continuum

Housing Stabilization



Affordable Rental Housing



Homeownership



Disaster Recovery and Resilience



Core Programs

- Homeless Services Programs
- Housing Retention Programs
- Oregon Multifamily Energy Program
- Energy Assistance
- Weatherization Programs

Core Programs

- Predevelopment Loan Program
- Land Acquisition Program
- Low-Income Housing Tax Credits
- Oregon Affordable Housing Tax Credit
- Agricultural Workforce Housing Tax Credit
- Local Innovation & Fast Track (LIFT) Rental
- General Housing Account Program
- HOME Investment Partnerships
- HOME American Rescue Plan
- National Housing Trust Fund
- Permanent Supportive Housing
- Moderate Income Revolving Loan Program
- Housing Choice Voucher Program

Core Programs

- Down Payment Assistance
- Homeownership Centers
- LIFT Homeownership
- Homeownership Development Incubator Program
- Flex Lending
- Manufactured and Marina Communities Resource Center
- Manufactured Home Replacement Program
- Restore Health & Safety
- Foreclosure Avoidance Counseling
- Homeowner Assistance Fund (sunsets March '25)

Core Programs

- Homeowner Assistance and Reconstruction Program (HARP)
- Intermediate Housing Assistance
- Planning, Infrastructure, and Economic Revitalization (PIER)
- Affordable Housing Development (AHD)
- Down Payment Assistance
- Housing Counseling



Affordable Rental Housing Division

Strategy and Operations Section

- Planning and Policy
- Initiatives
- Operations

Development Section

- Technical Advisors
- Development Resources
- Transactions

Portfolio Administration Section

- Portfolio
- Portfolio Support
- HUD Contract Administration



Who Needs Housing?



- More than half of **employed Oregonians can't afford** typical one-bedroom apartment

- Of the 20 fastest-growing occupations, **14 can't afford** the average one-bedroom apartment

Stable Housing = Stable Families



Supports consistent school attendance and better academic performance



Creates foundation for health by contributing to regular medical care and supporting mental health



Enables employment stability - workers maintain jobs when housing is secure



Allows families to establish community connections and access local resources

**Community impact
of building 100
apartments:**

122 jobs created

\$7.9M in local income

\$827K local tax revenue

“I’ve never lived in an apartment where you have a community, where you have people that talk to each other... to be a part of this is a privilege and an honor.” - tenant at Hattie Redmond Apartments in Portland

Housing Needs in Oregon

Oregon must add
500,000
housing units
 over the **next two decades**
 to begin addressing
 supply issues.



Figure 12. Statewide and Regional 20-Year Total Housing Need by Income Level

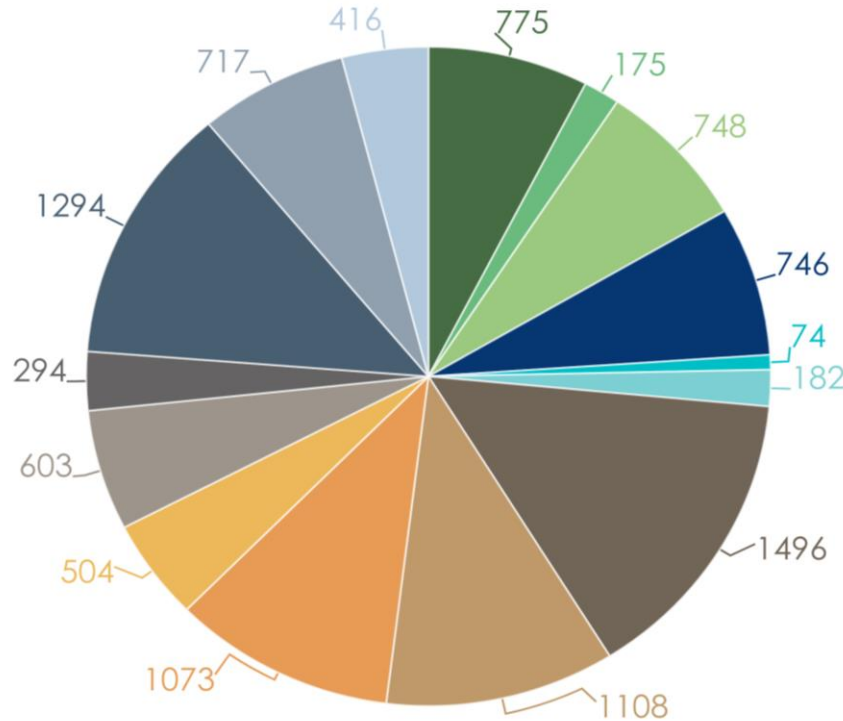
Region	Income Level					Total Need
	0-30%	31-60%	61-80%	81-120%	>120%	
Central	8,151	8,568	6,853	12,759	22,071	58,401
Metro	31,034	32,156	20,591	36,566	67,929	188,276
Northeast	3,598	3,230	2,088	4,458	6,593	19,966
Northern Coast	4,554	3,364	1,350	3,450	3,574	16,292
Southeast	3,088	2,308	1,290	2,242	3,667	12,594
Southwest	13,200	11,002	6,476	10,724	21,150	62,551
Willamette Valley	33,905	25,746	14,342	24,440	37,989	136,421
Oregon	97,529	86,373	52,990	94,638	162,972	494,503

Source: [Oregon Housing Needs Analysis Methodology](#)

Permanent Supportive Housing (PSH)

Oregon needs an additional 14,353 permanent supportive housing units

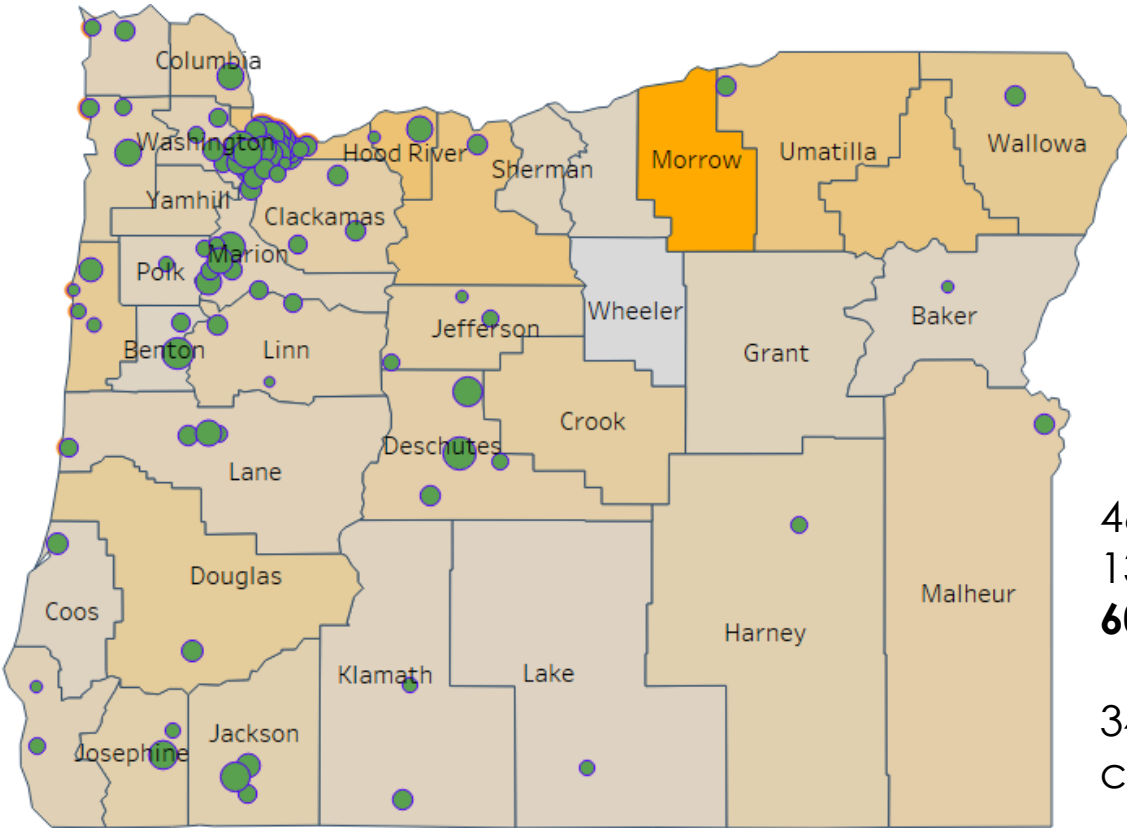
- Non Chronic Homeless
- Homeless Families
- Child Welfare Families
- Unaccompanied TAY
- Child Welfare TAY
- Justice Involved TAY
- Prison
- Jail
- Developmental Disabilities Waitlist
- Developmental Disabilities Intermediate Care Facilities
- Developmental Disabilities Residential
- Mental Health Institutional
- Mental Health Residential
- Aging
- Substance Use



- Expanded capacity to support most vulnerable through PSH Initiative, launched in 2020
- In 2023, 251 chronically homeless households served; 82% retained permanent housing
- PSH **reduced average system cost by almost 50%** (jail, inpatient, and emergency room) in Lane County

OHCS Affordable Rental Housing Portfolio

OHCS Affordable Housing Portfolio



46,787 active units
13,457 units in development
60,329 total units

34.5% of projects are in rural communities

Despite challenging market conditions: **Oregon issued more tax-exempt multifamily bonds than any other western state in the past three years**

OHCS Portfolio as % of Rental Stock by County

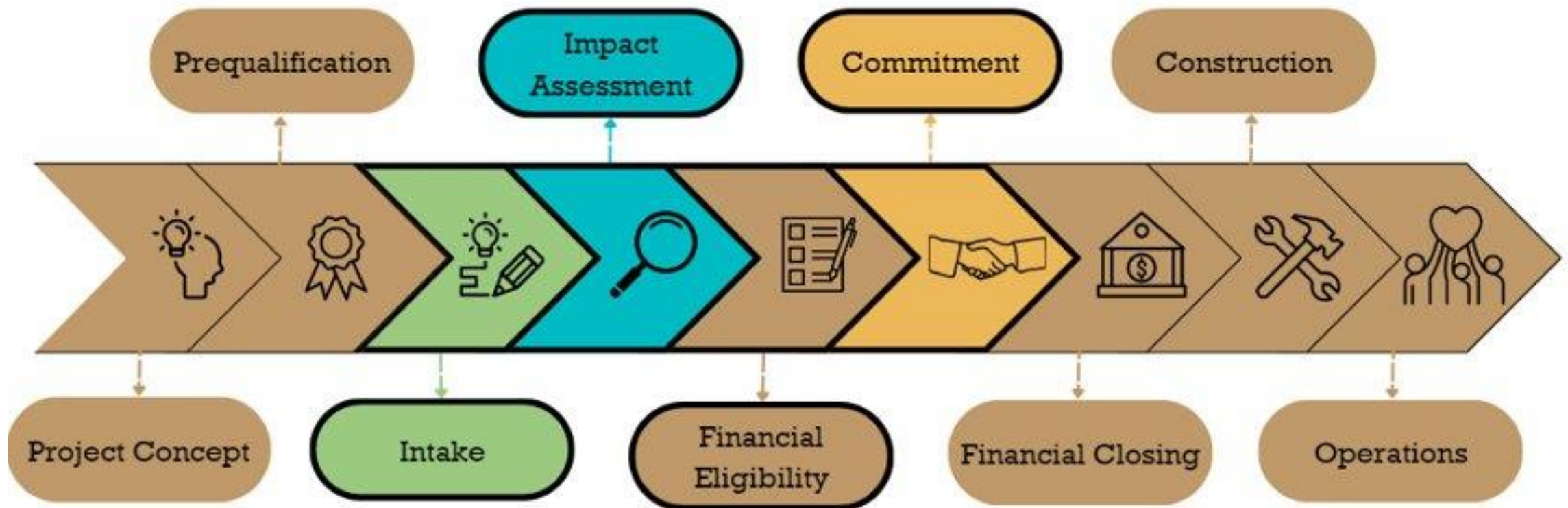


Units in Development



Oregon Centralized Application (ORCA)

- OHCS launched Oregon Centralized Application (ORCA) in summer 2024
- Replaced Notice of Funding Availability
- Accommodates projects with different needs
- Single point of entry system
- Flexible depending on project needs



Communities Requested More Than \$3B for New Investments

ORCA Development Pipeline



of Projects

103

69

22

\$ Requested

\$1.9B

\$809M

\$436M

of Units

8,338

4,009

1,767



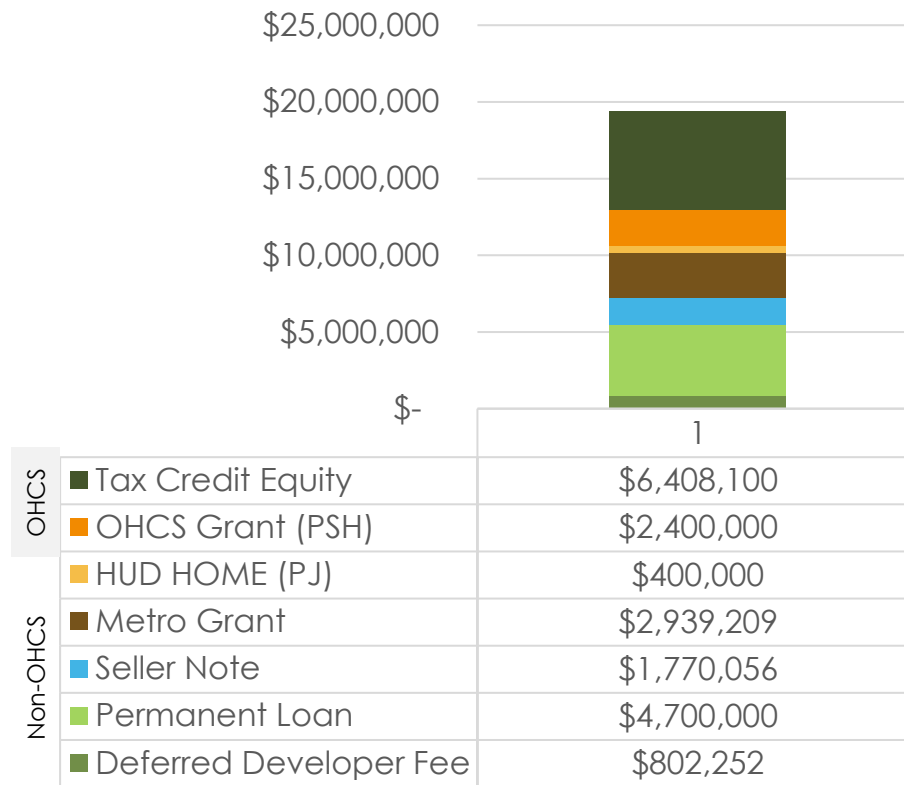


“The impacts of services include 100% housing retention... Residents have shared appreciation for the community events and opportunities for positive engagements with case management, resident services, and property management.”

Program manager at Tukwila Springs Apartments in Gladstone

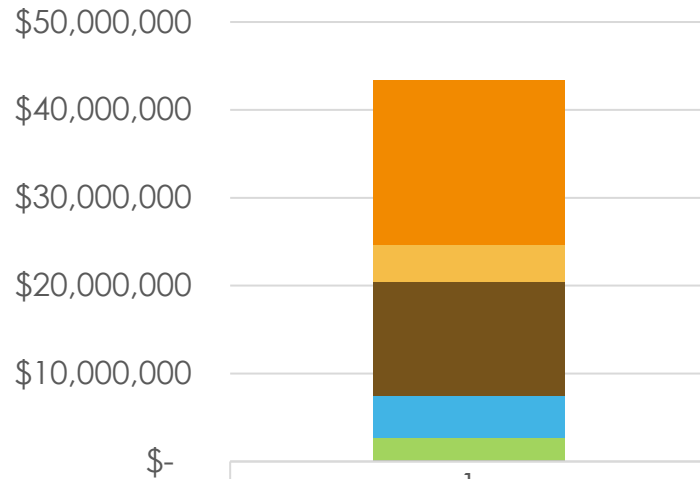
Tukwila Springs in Gladstone

Capital Stack



Mercy Greenbrae in Lake Oswego

Capital Stack



	1	
OHCS	Tax Credit Equity	\$18,742,720
	OHCS Loan (LIFT)	\$4,250,000
	Permanent Loan	\$13,010,538
Non-OHCS	Private Loans	\$4,700,000
	Deferred Developer Fee	\$2,535,470
	Capital Funds	\$201,000

“We all know that Lake Oswego is a high-cost area. By moving this project [Mercy Greenbrae] forward, local leaders show they believe in keeping housing affordable so they can afford to live in the community that they grew up in, or work in.”

Clackamas County Commissioner Paul Savas



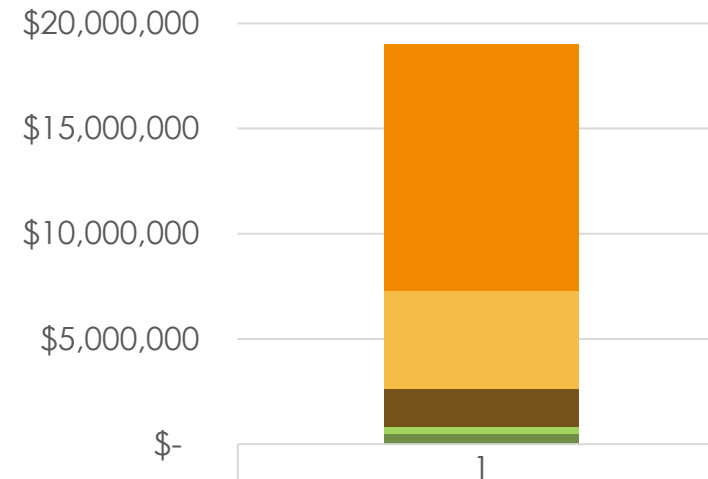


“The opening of this new affordable housing development marks a significant milestone for our community.”

Karen Rockwell, executive director of the Housing Authority of Lincoln County

Wecoma Place in Lincoln County



Capital Stack

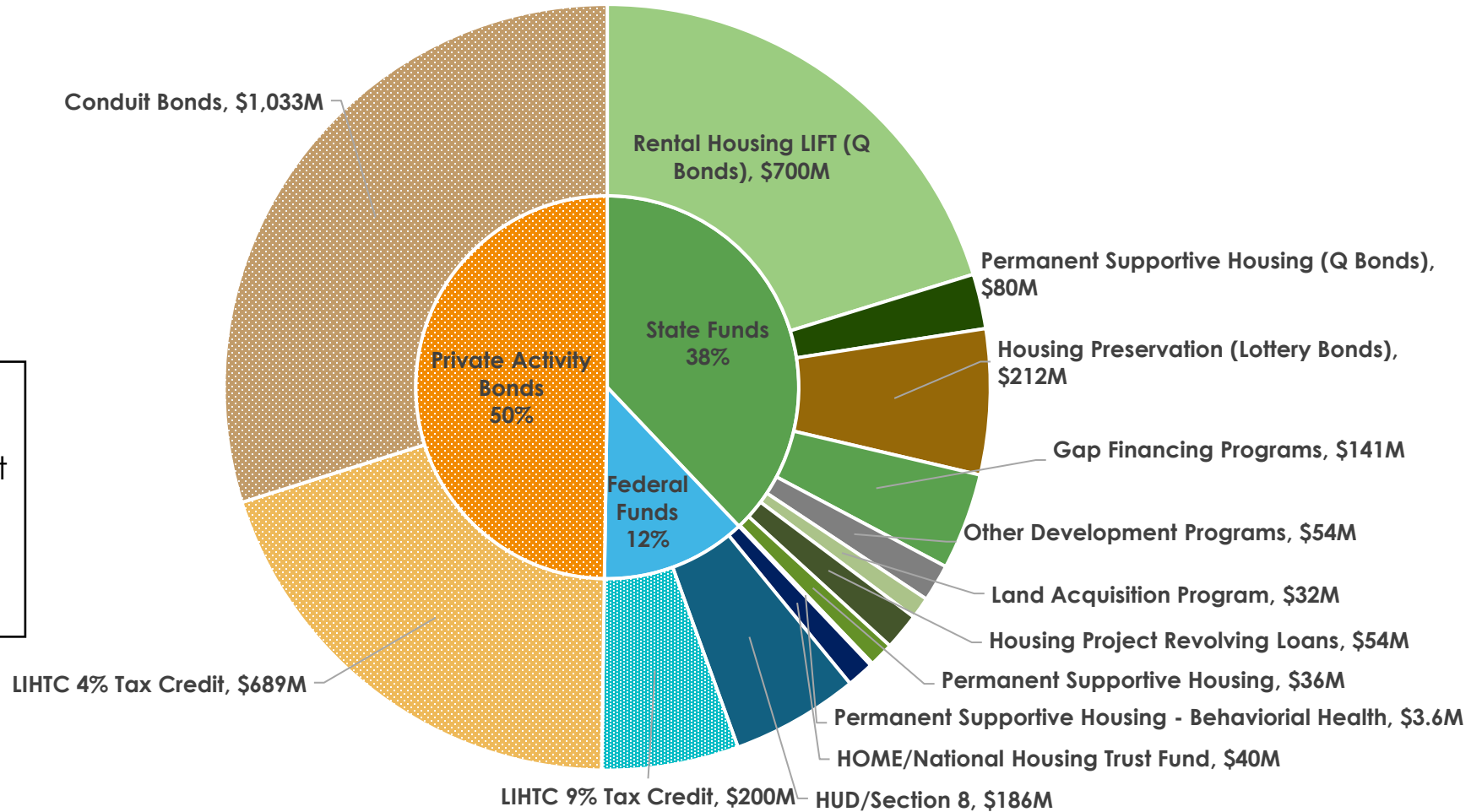


		1
OHCS	Tax Credit Equity	\$11,689,145
	OHCS Grant (GHAP)	\$4,677,515
	Permanent Loan (OAHTC)	\$1,800,000
Non-OHCS	Local Grant	\$16,773
	Deferred Developer Fee	\$284,787
	Capital Funds	\$530,100

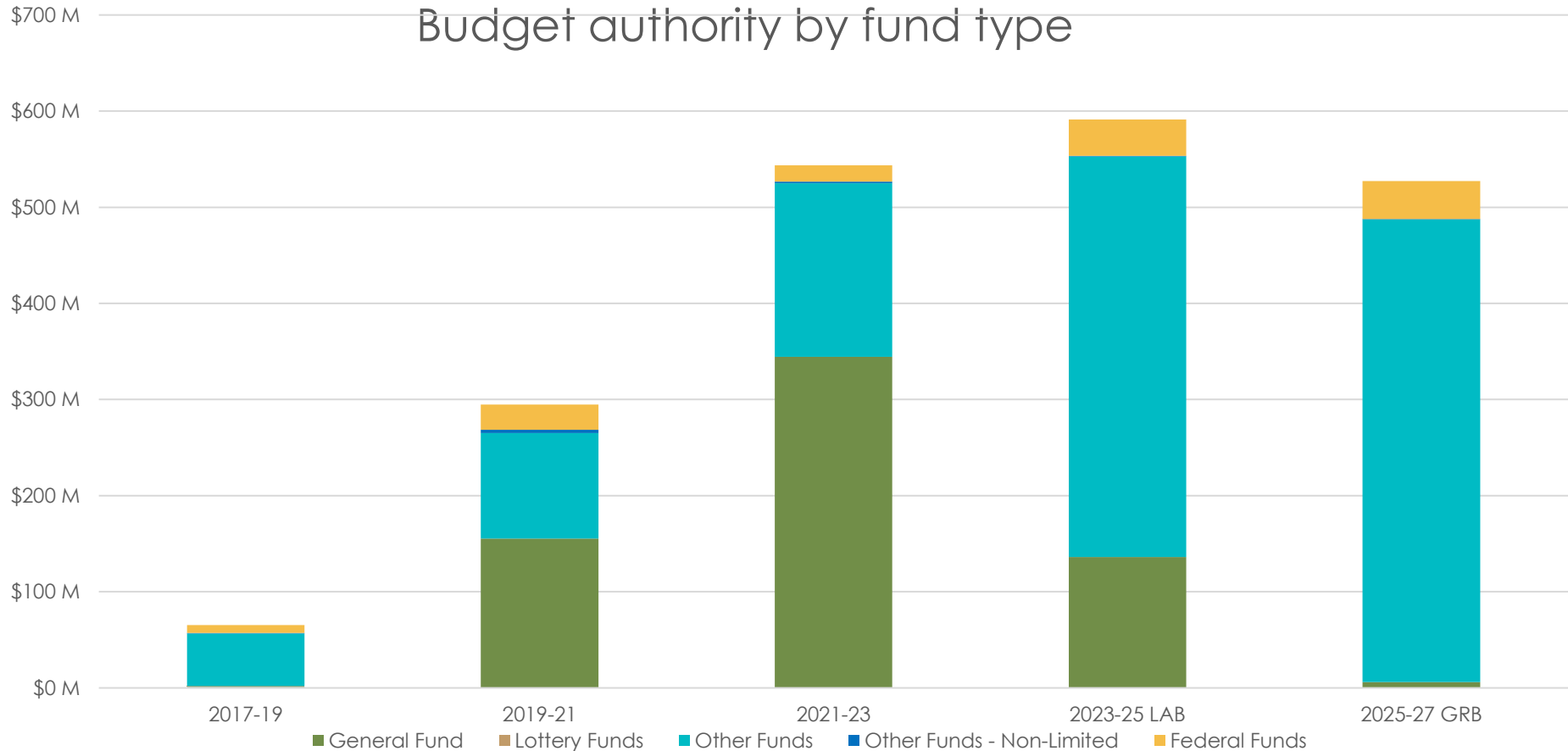
Affordable Rental Housing Funding

Key:

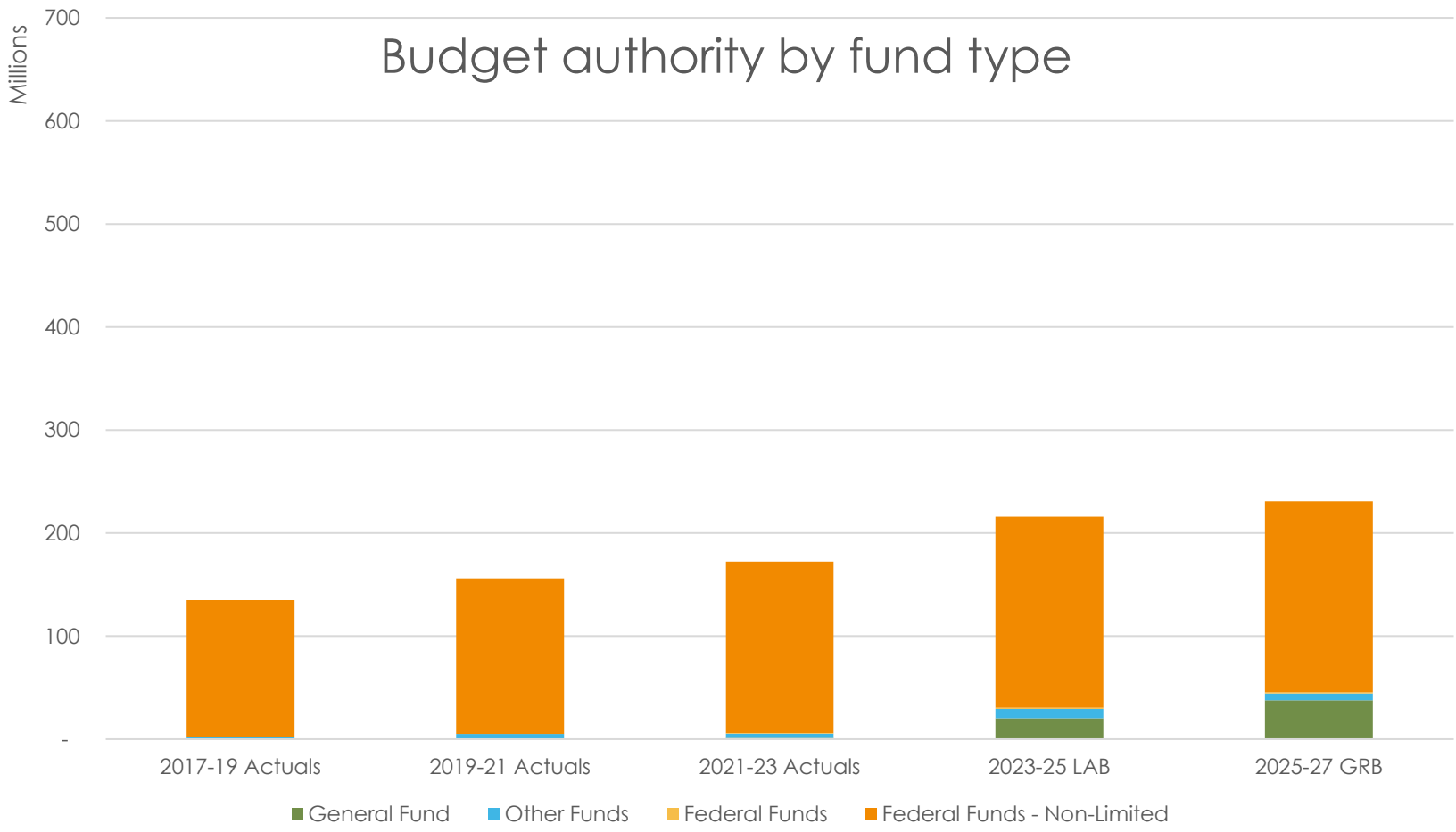
-  Economic Benefit Programs
-  Budgeted Programs



Multifamily Rental Housing Programs

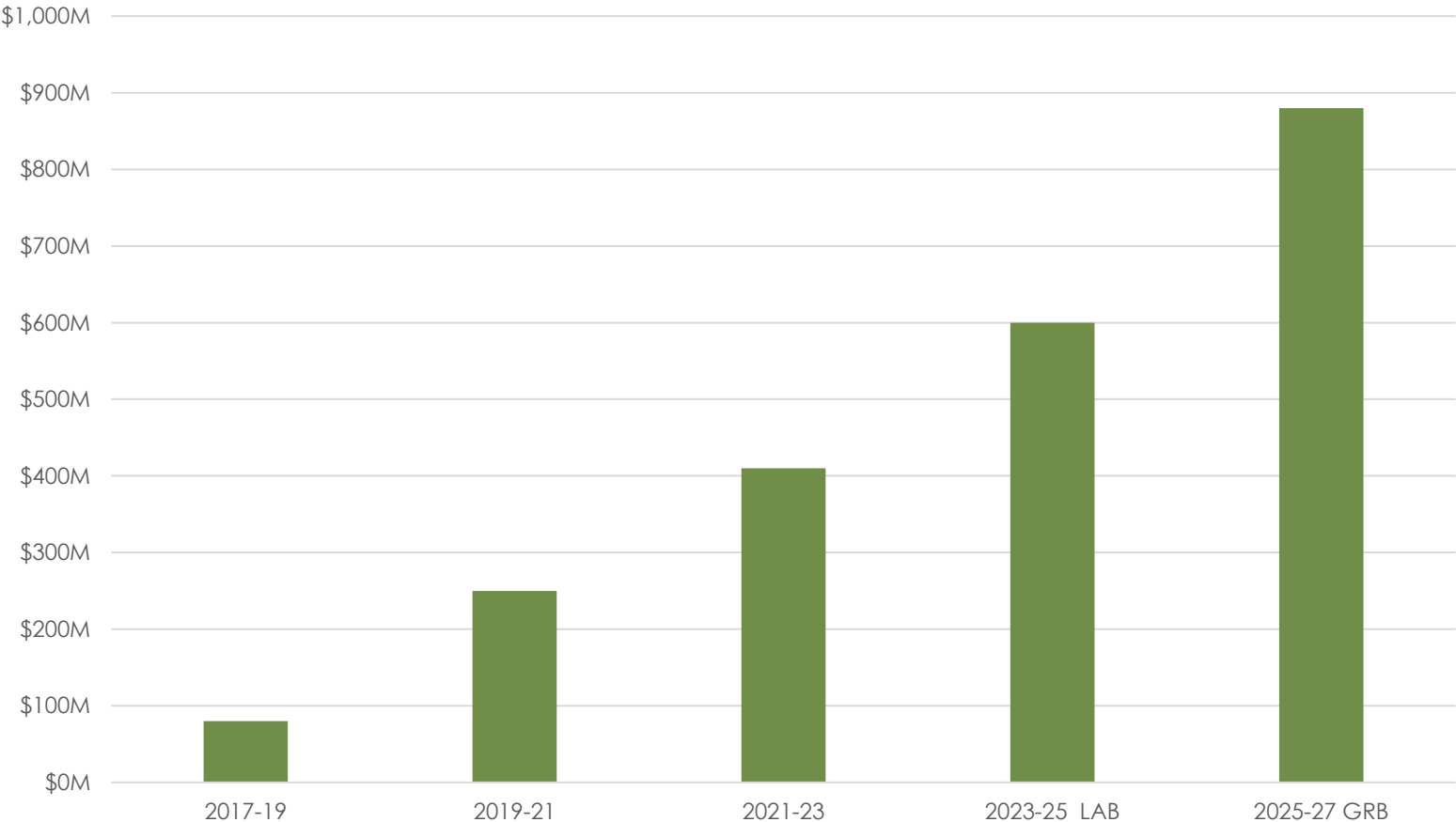


Project-Based Rental Assistance Programs



Article XIQ Bonds

Capital Construction by biennium



Increasing Housing Production

POP 515: LIFTing up OR: Building Affordable Housing \$780M Article XI-Q Bonds

- Build 5,000 affordable homes (\$700M) and 400 permanent supportive housing (PSH) units (\$80M)
- New homes for historically underserved communities, including rural areas and communities of color
- PSH combines rental housing, services, and project-based rental assistance to stably house people experiencing chronic homelessness



Stratus Village, McMinnville

Addressing Chronic Homelessness

POP 513: Permanent Supportive Housing (PSH) - CSL Improvement | \$8.6M General Fund

- Increases services funding to prevent loss of at least 832 PSH units across 29 projects.
- Funding will increase from \$10k per unit to \$15k for PSH projects.



Blackberry Hill Apartments, Toledo

Addressing Chronic Homelessness

POP 516: Permanent Supportive Housing (PSH) Expansion for Rent Assistance and Services | \$2.5M General Fund

- Provides project-based rental assistance and services for new PSH units built via POP 515
- PSH Program funds capital development, ongoing project-based rental assistance, and services
- Estimated to provide year-one services and rental assistance for 400 new units built in the new biennium



Woodland Hearth, Tigard

Preserving Existing Affordable Housing

POP 519: Preservation – Expiring + Physical | \$161.4M Lottery Revenue Bonds (\$160M for projects)

- Preserves 1,200-1,400 affordable homes
- Ensures existing rent-restricted rental housing stays affordable, well-maintained
- Categories of preservation include:
 - Projects with expiring federal rent assistance or rent restrictions
 - Affordable properties at risk of loss due to urgent physical or financial challenges



Pacific Trail Apartments, Canyonville

Preserving Existing Affordable Housing

POP 520 Preserving Oregon's Manufactured Parks | \$25.3M (\$25M for projects) Lottery Revenue Bonds

- Preserves 7-10 parks representing 140-700 affordable homes
- Helps nonprofits or resident cooperatives preserve manufactured housing parks with permanently affordable sites by taking ownership



Two Rivers Homeowners Cooperative, Gladstone

Building Portfolio Capacity

POP 530 Culturally Responsive Property Management | \$3M General Fund

- Reduces evictions by supporting training programs for property managers to improve cultural understanding.
- Enhances equity by fostering stronger tenant-property manager relationships.



Colonia Paz II, Lebanon

Affordable Rental Housing Key Takeaways

- ORCA is the fastest path to get homes on the ground.
- Challenging market conditions reduced capital for new development, yet OHCS partners kept developing.
- Many existing projects in the portfolio are financially stressed due to inflation, high borrowing costs, and inadequate rent increases.
- Oregon needs to maintain existing housing investment.




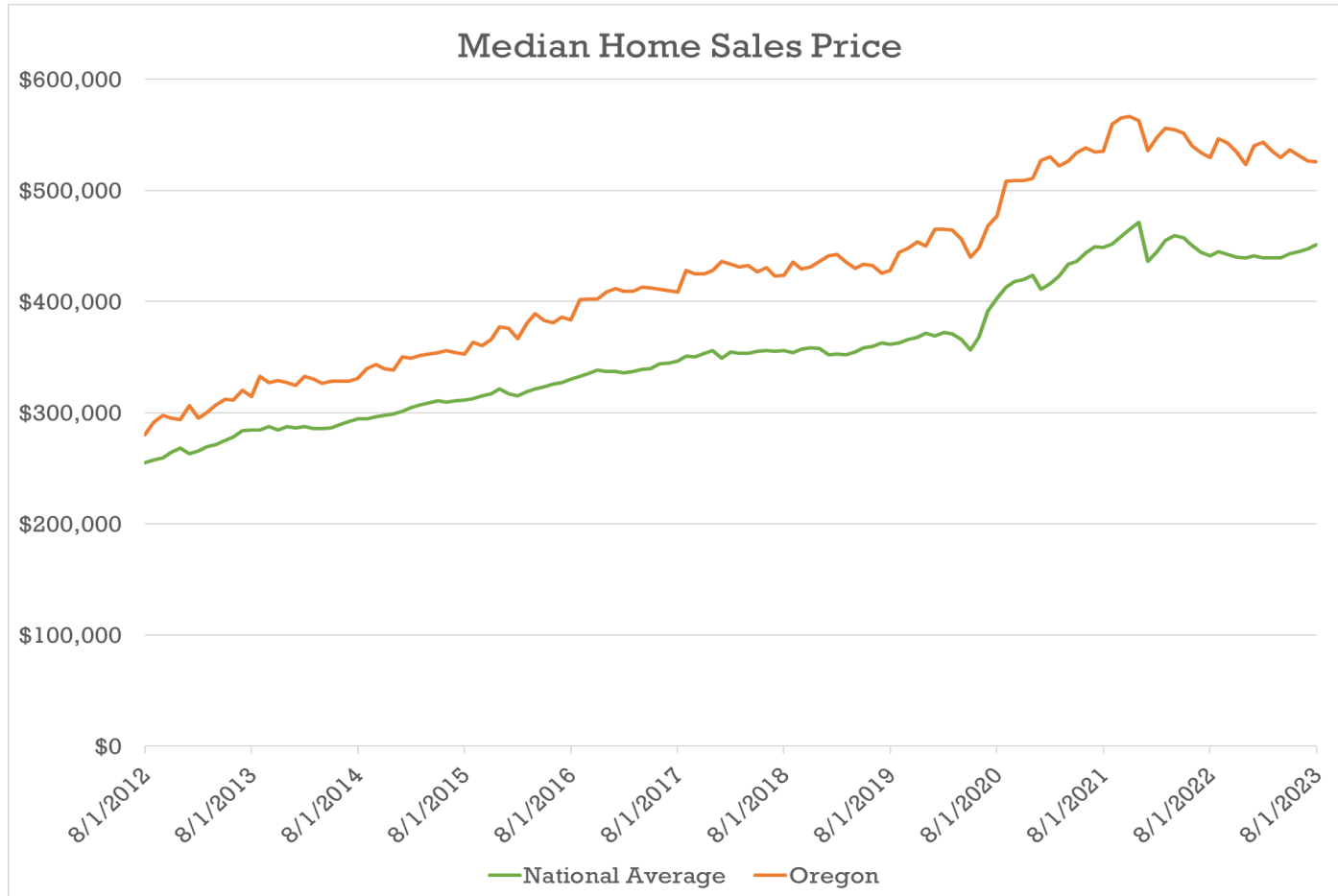
The Opal Apartments, Cedar Mill

Homeownership Division

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



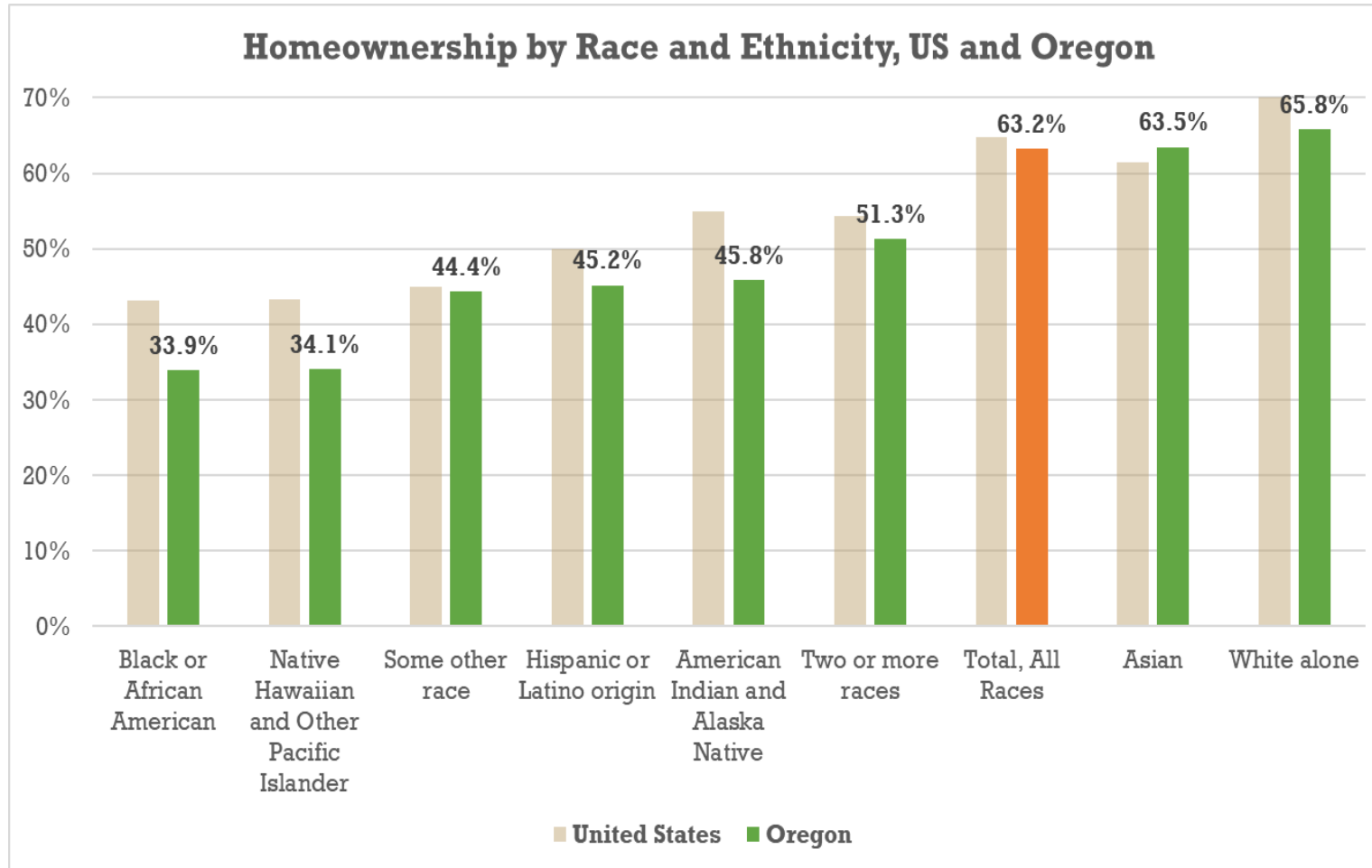
Home Prices Increasingly Out of Reach



For every **\$1** dollar Oregonians earned in wage increases, the median sales price of a home increased by **\$7.10**.

OHCS Tabulation of National Association of Realtors MLS Data, Median Sales Price, Seasonally and Inflation Adjusted, 2012-2023

Persistent Racial Disparities in Homeownership





OHCS analysis of U.S. Census Bureau, American Community Survey, 2022

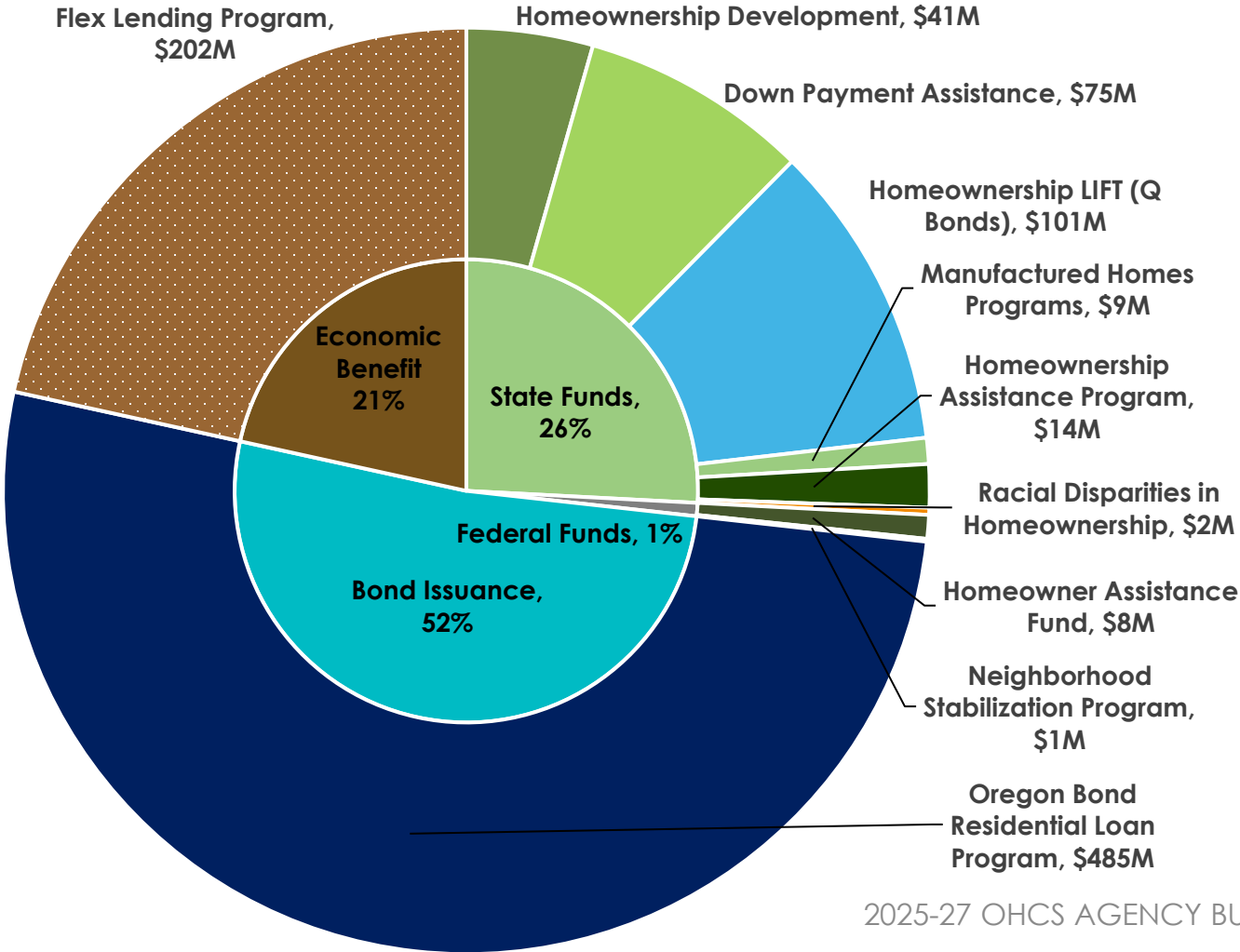
2025-27 OHCS AGENCY BUDGET PRESENTATION



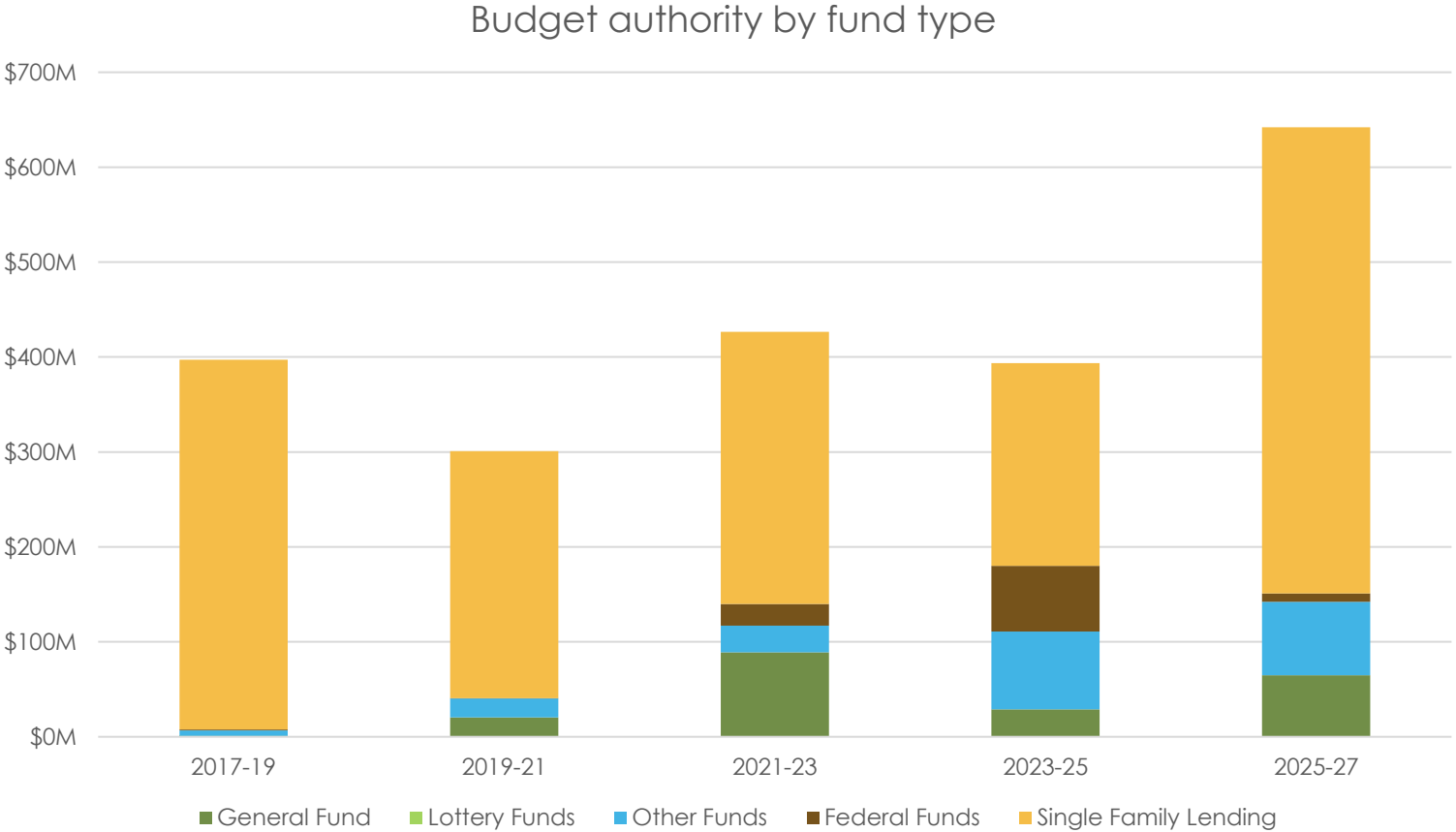
Homeownership and Foreclosure Prevention Funding

Key:

-  Economic Benefit Programs
-  Budgeted Programs



Homeownership Funding



Increasing Supply of Affordable Homes

- Local Innovation and Fast Track (LIFT) Homeownership
 - Homeownership Development Incubator Program (HDIP)
- *Both programs are **oversubscribed**.



LIFT Homeownership

Rooted at Simpson, RootedHomes

- Bend
- \$7.36M in LIFT
- 40 net-zero 2- and 3-bedroom homes
- Alongside 59 new Housing Works rental homes



Rose Street CLT, McKenzie Community Land Trust

- Blue River
- \$835K in LIFT, \$250K in HDIP
- Six 3-bedroom homes using firewise materials and landscaping
- Newly formed CLT-supported by DevNW



Homeownership Development Incubator Program

Williams and Russell Project, Williams & Russell CDC

- \$4M in HDIP funds to build 20 townhomes.
- Part of larger development on land that was once a thriving Black community in Portland but taken by eminent domain.
- Homes will target families that were displaced.



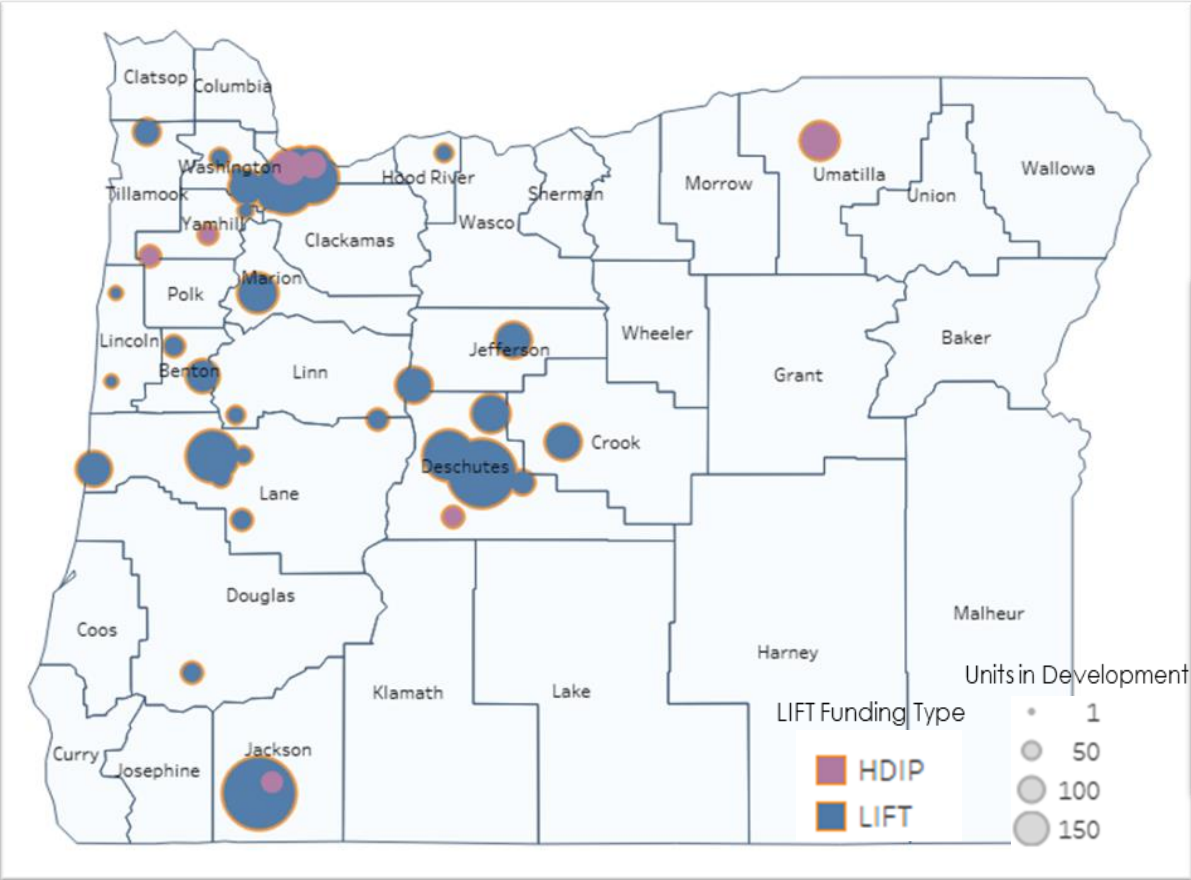
Tipsu-ili'i, Confederated Tribes of Grand Ronde

- \$1.5M in HDIP funded six of 20 homes built and sold to Tribal members.
- Part of a multi-phased project in Grande Ronde that contains 52 lots on land owned by the Confederated Tribes of Grand Ronde.

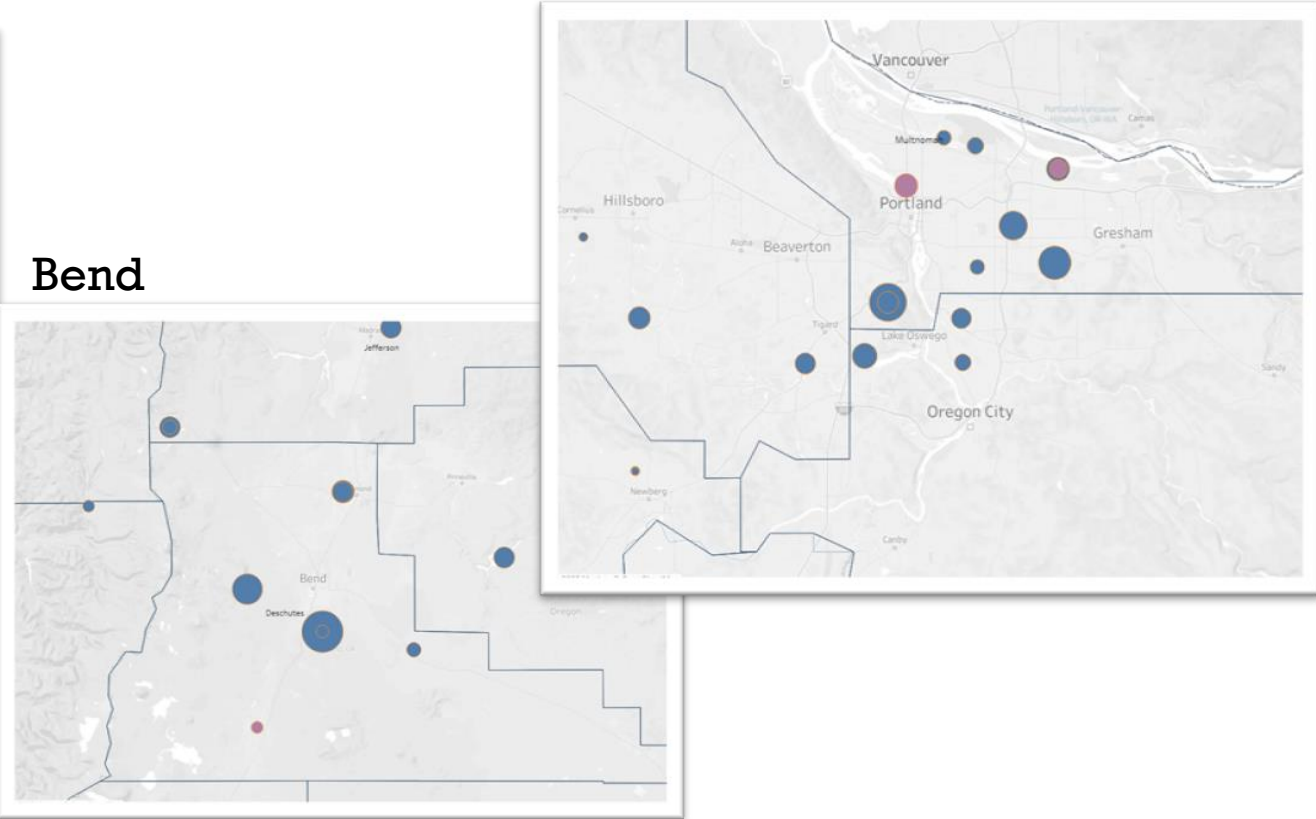
Homeownership Development Projects

Since 2018, LIFT and the HDIP have leveraged **\$124M** to support **70 homeownership projects** creating **1,065 new affordable homes for purchase** across Oregon.

Portland-Metro



Bend



Increasing the Supply of Homes

POP 518: Building Starter Homes | \$100M Local Innovation and Fast Track (LIFT) Homeownership and \$16.9M General Fund for the Homeownership Development Incubator Program (HDIP)

- LIFT Article XI-Q bond allocation will lead to the construction of 500+ new homes with long-term affordability for households at or below 80% of AMI.
- HDIP GF allocation will generate 72 new homes (38% of which will be on Tribal land) and pre-development and capacity-building support to 17 organizations, leading to an estimated 270 additional units in subsequent biennia.

Equitable Pathways to Homeownership



Residents of Aspire Community
Development by McMinnville
Habitat for Humanity, funded
by HDIP

Homeownership Centers

OHCS supports 15 homeownership centers that serve homebuyers and homeowners in every county.

Services include:

- Financial education
- Pre- and post-purchase education
- Counseling
- Homebuyer resources (IDAs, DPA, home repair funds)
- Foreclosure avoidance
- And more!

About 60 certified staff serve over 3,200 clients a year.

POP 090: Homeownership Centers | \$1M General Fund

- Extends homeownership center contracts to maintain critical services through the biennium.



Family who became homeowners with support from the African American Alliance of Homeownership, a homeownership center.

Down Payment Assistance for Culturally Responsive Organizations

Grants to culturally responsive and rural organizations that provide education, counseling, and down payment assistance.

- For first-time and first-generation homebuyers at or below 100% of AMI.
- Forgivable loans or grants of up to 20% of the purchase price.
- From March 2023-June 2024, 21 organizations provided over \$12M in DPA to 348 homebuyers.

POP 522: Down Payment Assistance for culturally responsive organization | \$30M General Fund (transfers to Other Funds)

- Supports 737 first-time and first-generation homebuyers.



Daisy, a first-time homebuyer, stands in front of her new home in Vale after receiving DPA from Community in Action, a Homeownership Center.

Down Payment Assistance Paired with Lending

- OHCS Flex Lending products offer 4% or 5% in down payment assistance for Oregonians of lower incomes.
- Oregonians qualify for the 5% DPA if they meet focused demographics criteria designed to support underserved communities.
- DPA is offered as a silent or amortizing second depending on borrower income.

POP 521: Down Payment Assistance paired with OHCS Lending | \$7.5M General Fund (transfers to Other Funds)

- Supports 558 homebuyers.



Keeping Oregonians in Their Homes



Photo courtesy of Habitat for Humanity Oregon

Supporting Owners of Manufactured Homes

- The Manufactured Home Replacement Program provides loans to individuals to replace older and energy-inefficient homes.
- Since 2021, OHCS has replaced 53 manufactured homes.

POP 108: Supporting Owners of Manufactured Homes | \$2.5M General Fund (transfers to Other Funds)

- Replaces and decommissions 19 substandard manufactured homes.



Foreclosure Avoidance Counseling

- Foreclosure prevention is a pivotal form of homelessness prevention.
- OHCS funds certified foreclosure counselors from 16 community-based organizations to help struggling homeowners get back on track with mortgage payments.
- 98% of clients avoid foreclosure with the help of a counselor.



POP 525: Foreclosure Avoidance Counseling | \$2.5M General Fund

- Prevents over 1,340 homeowners from losing their homes.

Homeowner Assistance Fund

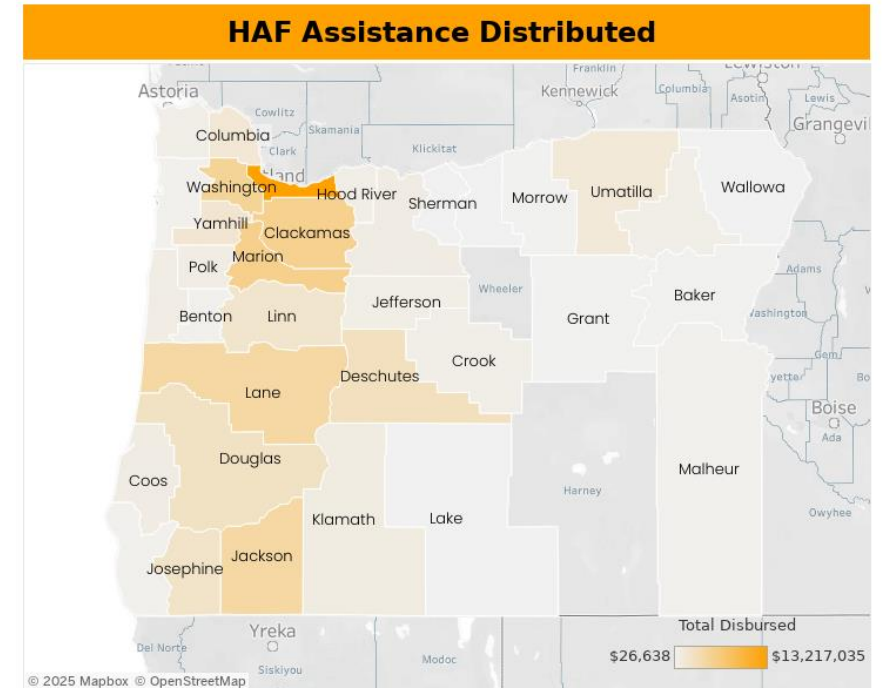
- \$90M foreclosure prevention pandemic response program
- Processed over 2,600 applications with an average award just under \$27,000 to help more than 7,000 individuals and families
- Monitored or postponed about 800 foreclosure sales and prevented 560 foreclosures
- Closed to new applications as of February 2025.

POP 511

Provides **\$7,763,877 (adjusted to \$4,364,000)** in on-going Federal Funds to continue four Homeowner Assistance Fund positions to help close the existing federal program.

\$1,597,858 (adjusted to \$0) funds the personnel necessary for program conclusion.

\$6,166,019 (adjusted to \$4,364,000) remaining program and homeowner support payments.



Homeownership Division Takeaways

- Investments in multi-modal down payment assistance programs is vital to raising homeownership rates, we achieve this by:
 - Allowing Culturally Responsive Organizations to combat persistent inequities in homeownership rates for communities of color, and
 - Operating Homeownership Lending programs under a best execution model, positioned for success in volatile capital markets, and investments in it's revolving DPA programs allow it to be scaled so it's not reliant of future legislative appropriations
- Starting in 2025, LIFT - Homeownership is an improved and viable tool in Rural and Dense urban areas, reducing the need for General Fund subsidy through HDIP.
- Modest investments in foreclosure counseling and Manufactured Home replacement address critical needs for homeownership retention

Disaster Recovery and Resilience Division

- Federally Funded Wildfire Recovery
 - Homeowner Assistance and Reconstruction
 - Home Purchase Assistance
 - Rental and Utility Assistance
 - Affordable Housing Development
 - Infrastructure Development, Economic Revitalization, and Mitigation
- State-funded Wildfire Recovery

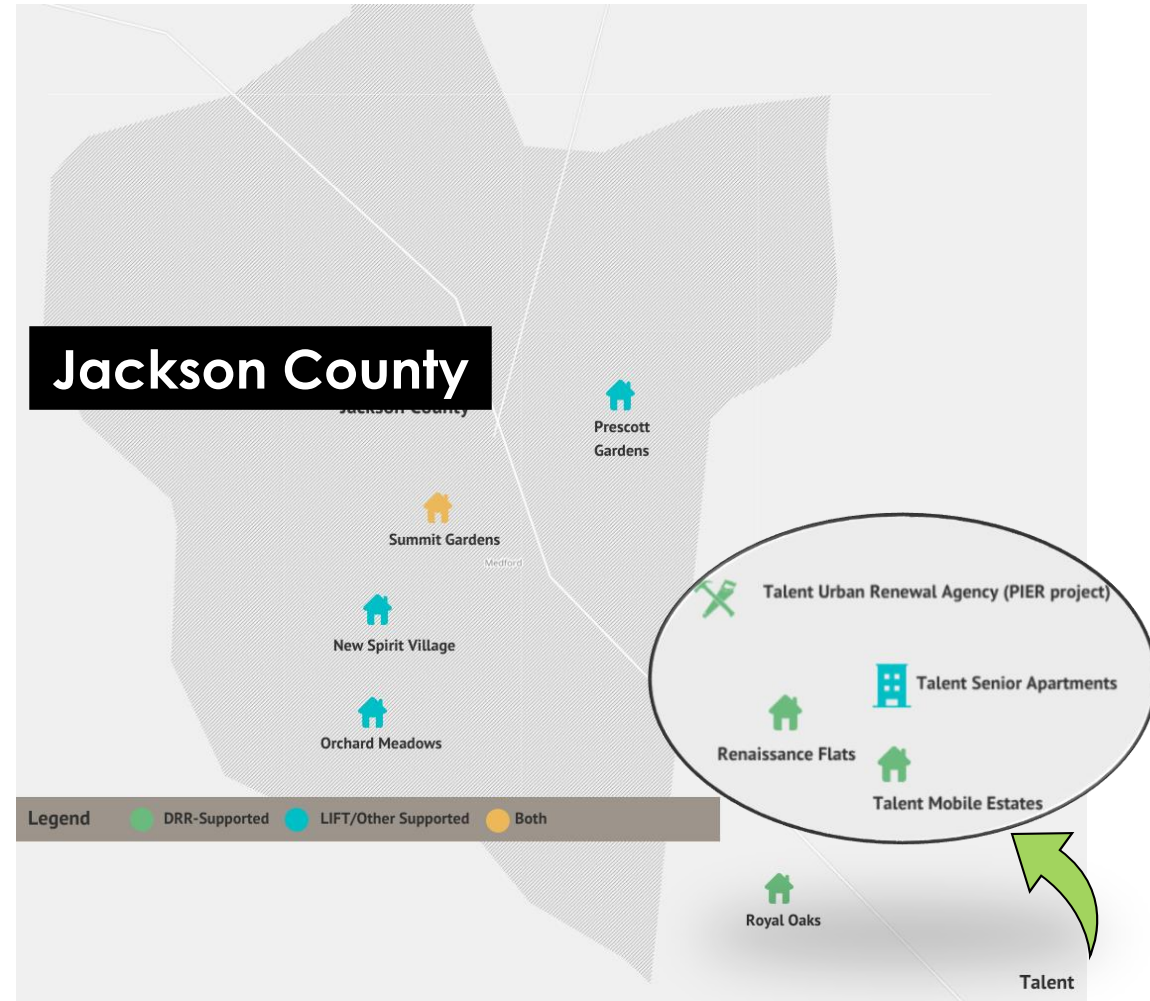
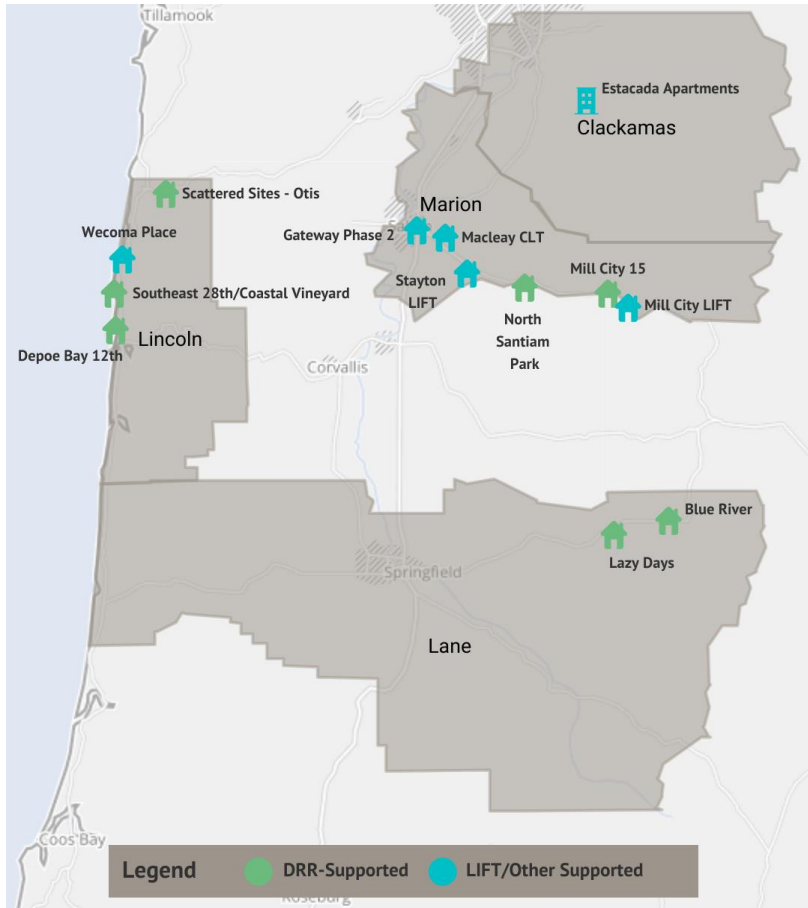


State-Funded Recovery

- Wildfire Recovery and Resilience Account (WRRRA)
 - 450 impacted households supported with intermediate housing assistance
 - 867 impacted households supported with permanent recovery, including assistance with purchase or replacement of a manufactured home
- Developments funded with state wildfire dollars
 - Royal Oaks – 118 modular homes in Jackson County
 - Talent Mobile Estates – 87 manufactured homes in Jackson County
 - Lincoln County
 - Depoe Bay – 12 townhomes
 - Coastal Vineyard – 12 tiny homes
 - Otis Lot and Garden Estates (single lots with manufactured homes)
 - Lazy Days – 20 modular homes and 10 tiny homes in Lane County
 - 15-acre land acquisition in Marion County
 - 5-acre land acquisition in Lane County



Rebuilding: New Developments



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

- CDBG-DR **recovery** funds are used to help individuals, communities, and businesses impacted by the 2020 Labor Day Disasters, especially residents of lower incomes who need housing recovery assistance.
 - At least 70% of the program allocation must be spent on benefitting low- and moderate-income households.
 - CDBG-DR is intended to be the funding of last resort.
- 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 (six years after HUD-OHCS grant agreement was signed).



ReOregon Program Implementation Timeline



Sept. 2021

- Program authorized by Congress

Aug. 2022

- HUD approved first ReOregon Action Plan.

Feb. 2023

- Grant agreement signed (allows program expenditures to begin).

Aug. 2023

- PIER program began soliciting for projects via selection committees.

March 2024

- HARP became available.

Jan-Feb 2025

- Intermediate Housing Assistance became available.
- AHD became available (sub-recipient agreements executed)
- HUD approved Substantial Action Plan Amendment.

March 2025

- Legal Services Program Policy approved by HUD

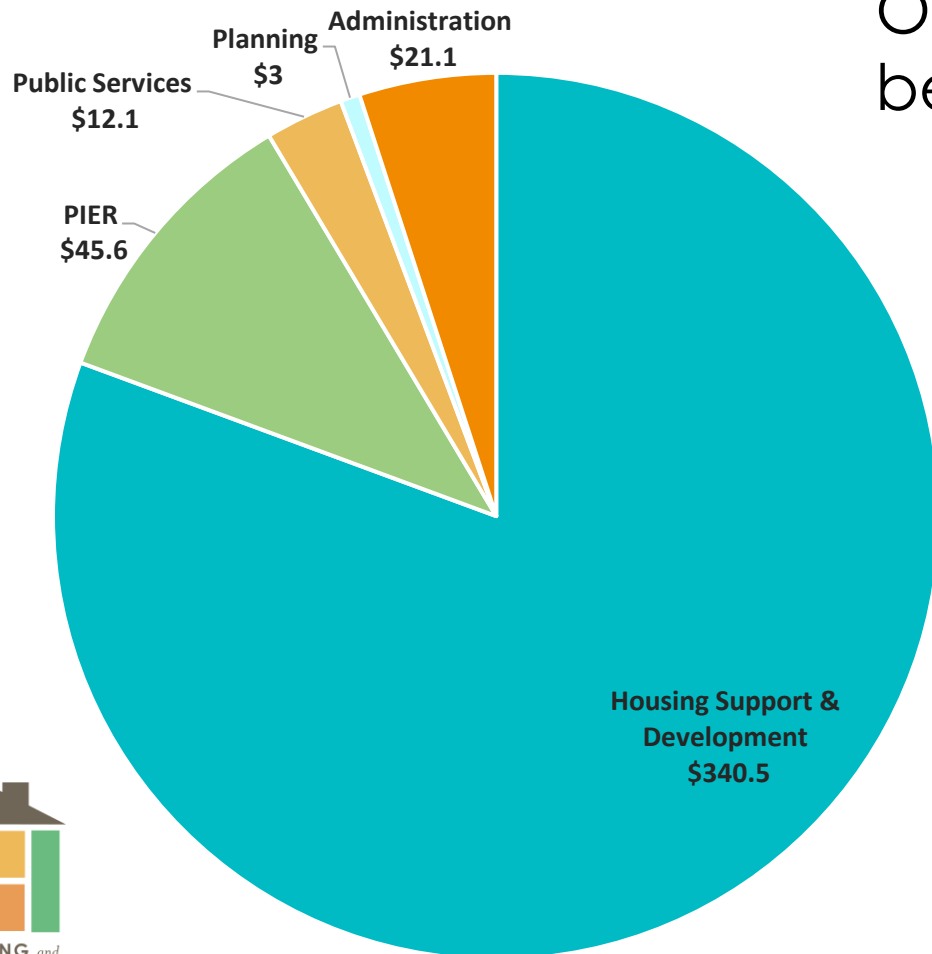
Later in 2025

- Housing Counseling
- Down Payment Assistance



CDBG-DR Program Allocations = \$422.3 Million

23-25 Funding (in millions)



Of the total funding allocation, 80.6% has been dedicated to housing recovery:

- **Housing:** \$340.5M
 - HARP: \$165.6M
 - Housing Support Services: \$47.6M
 - AHD: \$127.3M
- **Planning, Infrastructure, and Economic Revitalization (PIER):** \$45.6M (10.8%)
- **Public Services:** \$12.1M (2.9%)
 - Housing Recovery Services and Legal Services
- **Planning:** \$3M (0.7%)
- **Administration:** \$21.1M (5.0%)

Homeowner Assistance and Reconstruction Program (HARP): \$165.6M



HARP provides funds for:

- Purchasing a move-in ready home
- Replacing manufactured housing on owned or leased sites
- Repair of manufactured housing or site-/stick-built homes
- Reconstruction of site-/stick-built homes
- Reimbursement (pending HUD waiver approval for existing limitations on when costs may be reimbursed)

Affordable Housing Development (AHD): \$127.3M



Funds will be allocated to eligible counties to develop and increase affordable housing.

- Counties or public housing authorities will design and manage programs.
- Eligible activities include:
 - Infrastructure improvements that lead to affordable housing
 - Acquisitions that result in new affordable units
 - Demolition or clearance that allows for affordable housing construction
 - Repair or rebuilding of existing units for rental or homeownership
 - Single-family or multifamily new construction for rental or homeownership
 - Includes site-built or manufactured homes and accessory dwelling units (ADUs)

Housing Support Services(HSS): \$47.6M



Funds provide renters with a single point of entry to access multiple housing support options.

- Intermediate Housing Assistance (IHA)
 - Provides up to 24 months of rental assistance for income-eligible households.
- Housing Counseling (HC)
 - Support from HUD-certified housing counselors for homebuyer education, budgeting/financial planning and pre-purchase and mortgage readiness.
- Down Payment Assistance (DPA)
 - Homeownership assistance to eligible fire-impacted households with incomes at or below 120% AMI.

Planning, Infrastructure, and Economic Revitalization (PIER): \$45.6M



PIER supports local recovery by providing funds for:

- Infrastructure projects
- Economic revitalization projects developed by the subrecipient
- Local planning efforts that tie back to the disaster event
- Mitigation activities

Public Services (\$12.1M) & Resilience Planning: (\$3M)



Resilience Planning provides support for:

- Regional and statewide recovery, resilience and mitigation planning involving areas such as:
 - Infrastructure, barriers to affordable housing creation, spurring economic growth, and creating jobs

Public Services provides funding for:

- Legal assistance for impacted households facing barriers to recovery and;
- Disaster case management and housing navigation through outreach, support, counseling, and addressing unmet needs.

POP 510: DRR Limitation

- Provides **\$170.8M** for staffing and program payments to implement ReOregon:
 - Assisting impacted households from 2020 Labor Day Disasters.
 - Supporting community recovery and disaster mitigation efforts.



*\$7.3M of Other Funds and \$163.5M of Federal Funds.

Disaster Recovery & Resilience Division Key Takeaways

- State investments from 2021 served as critical bridge funding for survivors by providing:
 - 850 households with homeownership/recovery opportunities
 - 750 intermediate and permanent rental households with general support
 - Over \$200M in funds from DRR, LIFT, GHAP and other state programs for housing projects that prioritized wildfire recovery
- Recovery takes time that survivors don't have, and it is never as fast as we need it to be.
 - Federal disaster recovery resources operate on a set timeline, intended by HUD to be the funding of last resort, which makes it difficult to deploy them in a timely manner.
- All ReOregon programs intended to serve people and communities to recover back to pre-loss condition are operating

Housing Stabilization Division

- Homeless Services Programs
- Housing Retention Programs
- Energy and Weatherization Programs
- Executive Orders on Homelessness Programs



Homelessness in Oregon

- **20,100** Oregonians unhoused in January 2023
- **13,004** unsheltered - 65% of unhoused population (second highest in the nation)
- Oregon **sheltered homelessness increased 24%** from January 2023 to January 2024 due to **31% increase in shelter capacity**
- An estimated 25,758 people experienced doubled-up homelessness in 2022



Gloria Center Navigation Center, The Dalles

Evictions in Oregon

- In 2024, Oregon saw **28,073** evictions filed – **jumping 25%** compared to 2023
- Eviction drivers include cost of housing, cost of living, wages, and structural policy issues
- According to data from American Community Survey, the average rent in Oregon increased from **\$1,370 to \$1,482** in the last year
 - An 8% increase in one year, while wages increased only 5.9%
- Federal COVID-19 pandemic funding ended
- Rural areas have been hit the hardest, seeing a 20% increase in homelessness from 2023 to 2024 (compared to 13.6% statewide)



Las Adelitas, Portland

Emergency Response Background

- **Statewide Emergency:** In January 2023, Governor Kotek declared a homelessness state of emergency to address the growing housing crisis, particularly for unsheltered populations.
- **Rising Homelessness:** Oregon's unsheltered homelessness increased by 22% between 2020 and 2022, prompting urgent action.
- **Housing Supply Deficit:** Oregon faces a 140,000-unit housing shortage, driving up rents and increasing displacement.
- **Regional Coordination:** Executive orders directed state agencies and local governments to coordinate efforts, ensuring faster deployment of resources.
- **Funding Acceleration:** Orders streamlined state funding processes to get emergency dollars to local communities more quickly.
- **Permanent Solutions Focus:** The Governor emphasized long-term investments in affordable housing and supportive services alongside emergency measures.



Executive Order Programs on Homelessness

By the end of the 2023-25 biennium, executive order programs are projected to:

Add
over 1,400
shelter beds
statewide



Prevent
24,000
households
from becoming
homeless



Rehouse
3,300
households

HB 5019 shelter and rehousing: Over \$110M to Continuums of Care and Local Planning Groups for street outreach, data collection, and Housing Choice Landlord Guarantee program

Oregon Rehousing Initiative: \$39M for rehousing (SB 5701)

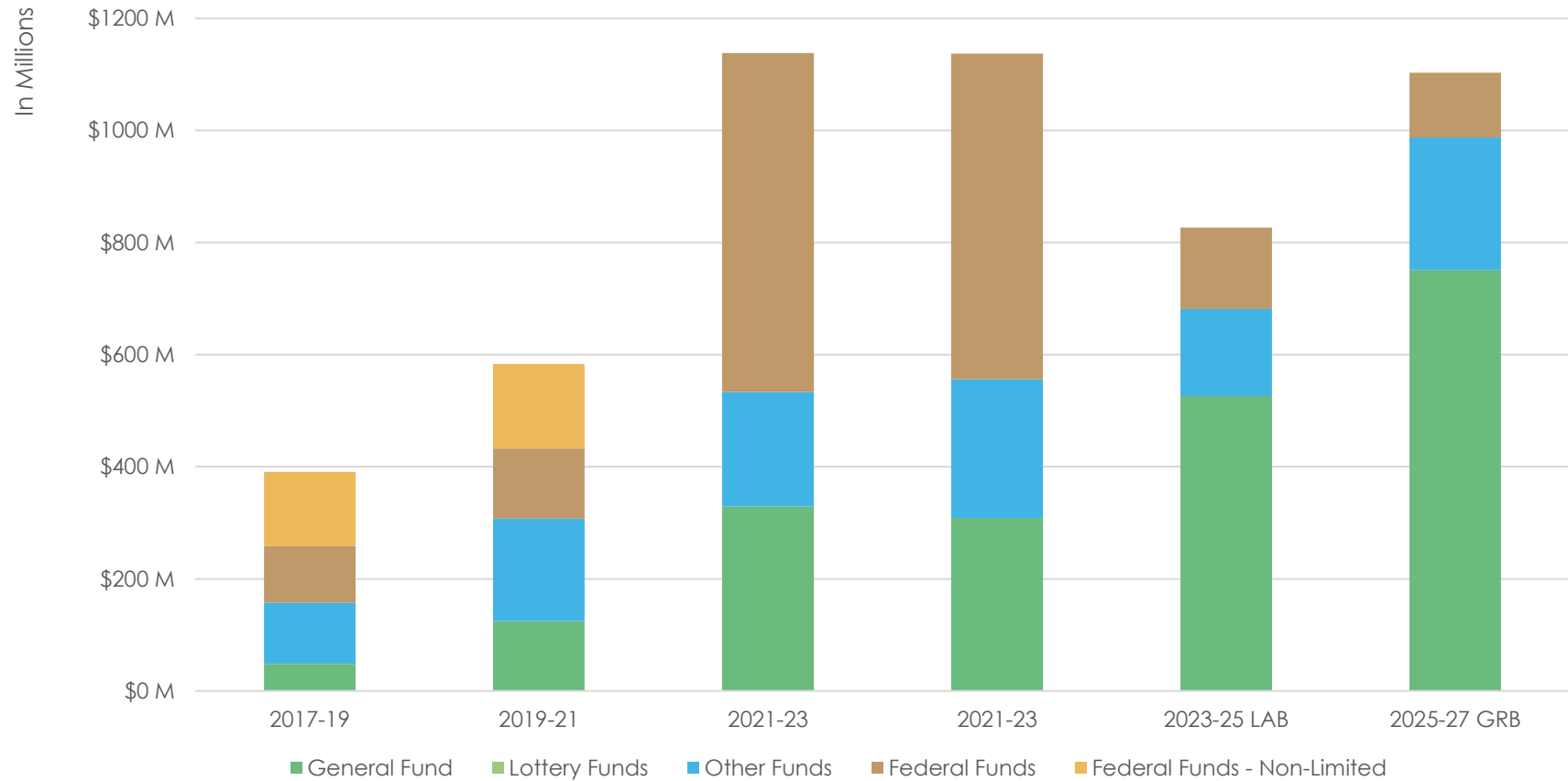
Sustaining shelter and unit access: \$65.6M from HB 5511 to sustain shelter beds and unit access

Long-Term Rental Assistance: \$39.7M for long-term rental assistance to households rehoused in emergency response

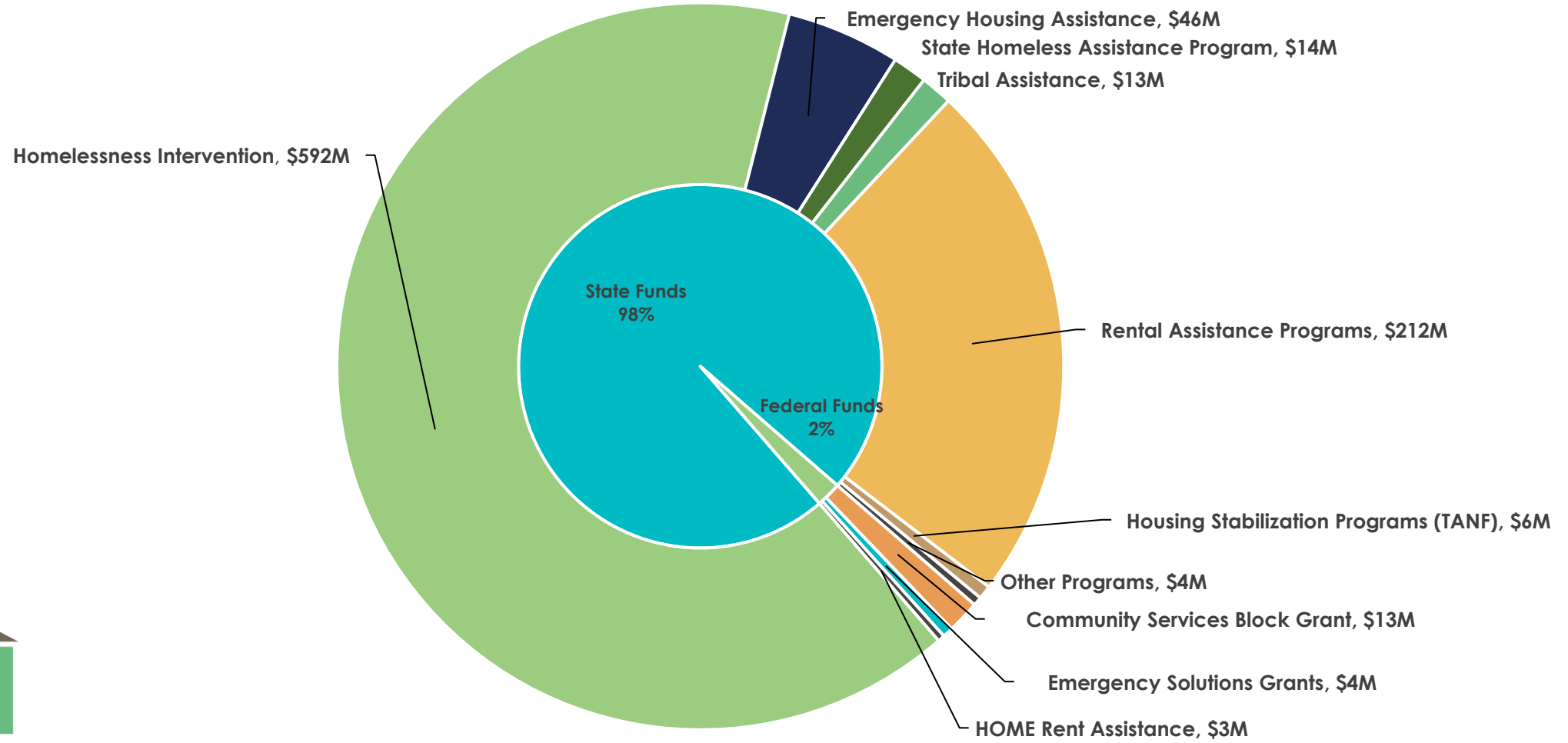
Eviction prevention:

- \$33.6M from HB 5019 (\$6.72M to EPRR and \$26.8M for ORE-DAP)
- \$34M from SB 1530
- \$55M from SB 5511

Housing Stabilization Programs Funding



Homelessness and Housing Retention 2025-27 Funding



Housing Stabilization Programs

Current Service Level Programs:

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

Newer programs and initiatives (including Executive Order Programs):

Homeless Services

- State Funded shelter system (includes Project Turnkey, Navigation centers, and EO beds)
- Oregon Rehousing Initiative
- By And For Initiative Tribal Nations of Oregon (BAFI-NATO)
- Housing Choice Landlord Guarantee Program Expansion
- Other homeless services pilots and investments

Housing Retention

- Oregon Eviction Diversion and Prevention Program (ORE-DAP) including culturally responsive programming
- Long-term Rental Assistance
- Eviction Prevention Rapid Response (EPRR)
- Youth programs (Youth EHA and RAY)
- Tenant Services Programs
- Other Eviction Prevention programming



Shelter Bed Capacity Building: Outcomes

Governor Kotek's Executive Orders Provided Critical Additional Shelter Beds:

- Due in part to Governor Kotek's Executive Orders, OHCS now supports over **4800 shelter beds with operational costs** across the State of Oregon - meaning nearly half of all shelter beds in the state are receiving some form of OHCS resources to stay open.
- Rural Oregon Balance of State **added 387 year-round emergency shelter beds** with investments from HB5019 as of December 2024, the latest available data. The 2023 Point in Time count showed that there were 1,033 beds in the region in January 2023 when Governor Kotek took office. This equates to a **37% increase in available year-round shelter capacity** in the Balance of State.
- Additionally, the Executive Orders significantly contributed to the **37.8% increase in total shelter bed inventory** in the state of Oregon between the 2023 AHAR (7,591 beds) to 2024 AHAR (10,459 beds) - which includes emergency shelters, safe havens, and transitional housing.



Homeless Services: Rehousing Outcomes



Between Jan. 1, 2023, and Oct. 31, 2024, OHCS funding rehoused 3,257 households



73% of those exiting rehousing programs were rehoused



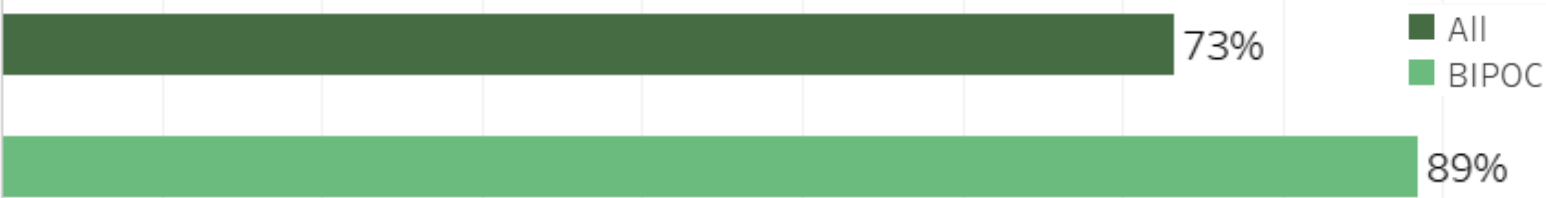
28% of households rehoused are BIPOC Oregonians



Oregonians rehoused in average of 56 days

Percentage of Exits to Permanent Housing

OHCS programs
Jan. 1, 2023 -
Oct. 31, 2024



Homelessness Prevention: Outcomes

Between Jan. 1, 2023, and Oct. 31, 2024, **17,569 households** were provided with homeless prevention services

 46% BIPOC households

 32% households with a disability

 30% households 55+ years



Type of service provided



Budget Priority: Don't Lose Ground

Budget Analysis templates sent to *all* HSD 2023-25 biennium grantees that included:

- Historic funding levels and corresponding goals as basis of 25-27 projections.
- Projections per cost category to maintain level of efforts (operations, staffing, services, admin, etc.).
- Qualitative narrative on regional impacts if cost projections not received.
- Information on cost drivers, depreciation, and acuity levels of need for clients.

Significant partner outreach and 1:1 engagement with all grantees

- Included explanation of analysis, allowed vs disallowed costs, and need for qualitative data collection.

Submissions reviewed for cost reasonableness and levels of needs

- Impacts to regions provided supplemental qualitative data.

Cost projections included inflation

- Services and materials: 4.2%
- Staffing: 6.8%

Budget Priority: Don't Lose Ground

- Analysis

Comparative analysis to maintain consistent funding projections based on project type and geographic region

- Projections for non-responding regions based on averages of program area and organizational type to maintain parity
- Overall cost drivers analyzed to evaluate and anticipate additional funding needs

Analysis built upon 161 submissions received

- Submissions reviewed for cost projection reasonableness and completion
- Overall response rate of 86%
- Projections created for five non-responding grantees
- Qualitative narrative submissions incorporated into analysis and supportive documentation for 2025-27 agency budget request

Homelessness Response Investments

POP 501: Maintaining Shelter Operations | \$217.9M General Fund

- To prevent the closure of 4,800+ existing state funded shelter beds

POP 502: Sustaining Rehousing unsheltered households | \$188.2M General Fund

- To rehouse 2,870 additional Oregonians



Baker Street Lofts, McMinnville

Eviction Prevention Investments

POP 503: Sustaining Long Term Rent Assistance | \$105.2M General Fund (transfers to Other Funds)

- To continue long-term rent assistance for 2,000+ Oregonian households

POP 504/505: Eviction Prevention | \$173.2M General Fund

- To prevent eviction and homelessness for 25,000+ additional Oregonians



Continuing Our Progress – Community Impact



Tribal Housing Grant Fund | \$12.8M allocated to Nine Federally Recognized Tribes of Oregon [HB 2139]

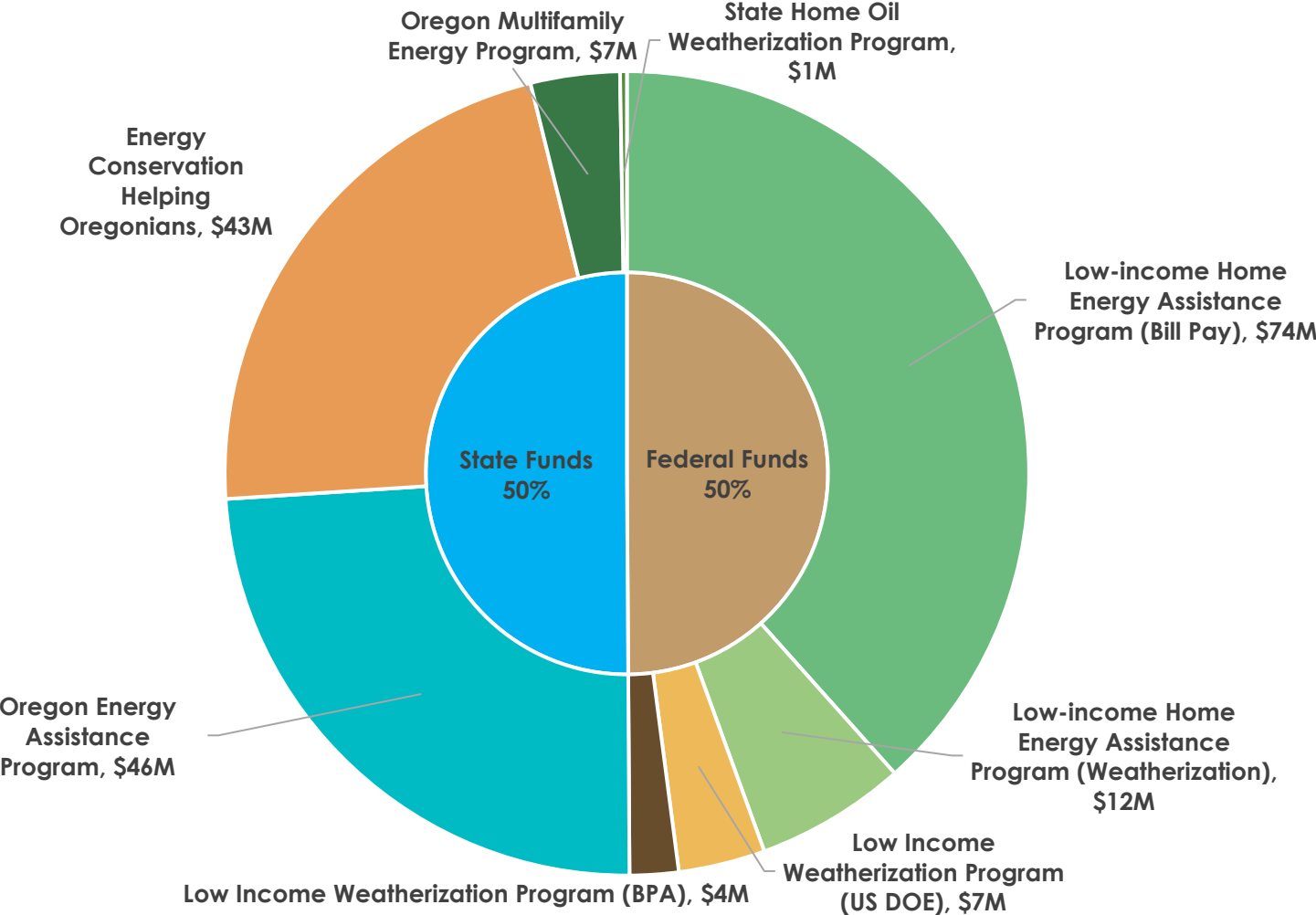
- Served 1,340 individuals by providing:
 - Street outreach,
 - Emergency shelter,
 - Transitional housing,
 - Rental, mortgage and utility assistance,
 - Homelessness prevention services, and
 - Case management.
- Developed two Emergency Shelters and three Transitional Housing sites on Tribal Lands.
- Capacity building: training, technical assistance, and consulting resources to support project development and expansion.
- **POP 506:** Provides **\$12.8M(GF)** to create dedicated, on-going funding for Oregon's 9 federally recognized tribes (formerly the By-And-For-Initiative, Native American Tribes of Oregon, or BAFI-NATO)

POP 90: Support Patient Success Upon Exiting OSH

- Allocates \$3,500,000 GF to OHCS for behavioral health housing supports to comply with Mink-Bowman order
- Eliminates \$337,910 GF for Housing Choice Landlord Guarantee

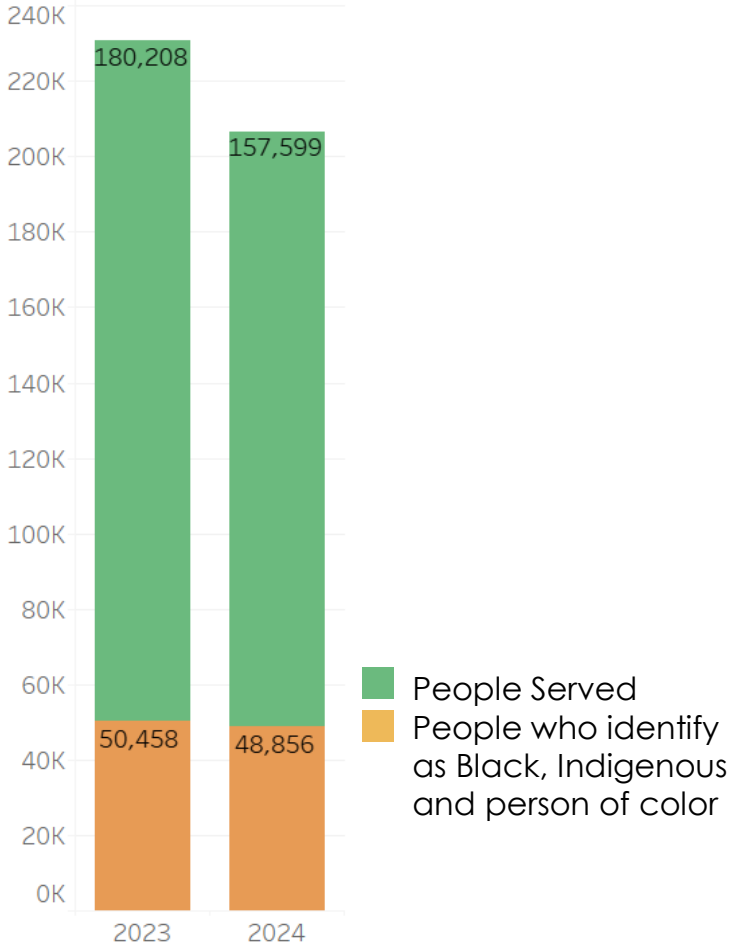


Energy and Weatherization Services Funding



Energy Assistance and Weatherization: Outcomes

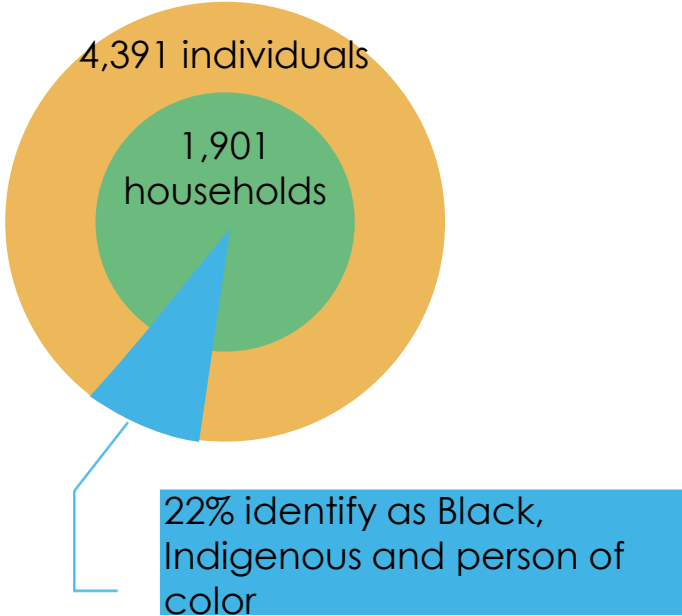
Energy Assistance



Weatherization

- Average weatherization cost per home: \$13,095
- Weatherization services during 23-24 FY resulted in \$2M in energy savings for Oregon families

Oregonians served



Oregon Multi-Family Energy



- FY 23-24
- 42 projects
 - 3,119 units
 - \$1M energy savings first year

*NEW: Oregon Housing and Community Services is set to receive more than \$11M in federal funding to increase energy efficiency in affordable housing through the Oregon Multi-Family Program. The award is part of a nearly \$200M federal grant Oregon received from the Environmental Protection Agency.

Housing Stabilization Division Key Takeaways

- Oregon invested in a state funded Homelessness system, and significant progress has been made in shelter expansion, re-housing people into stable homes. Not losing ground is the priority.
- Upstream investments to keep people housed have been effective and have helped prevent thousands of Oregonians from becoming homeless.
- Local coordination, and outcome-oriented plans, which harness proven interventions, are critical.
- Lack of availability of affordable housing, higher cost of housing, and higher cost of living mean many Oregonians continue to experience homelessness and housing instability.
- Shelters must have a Housing-Focused approach, which includes wraparound services designed to provide stability for individuals and allow them to transition into stable permanent housing.



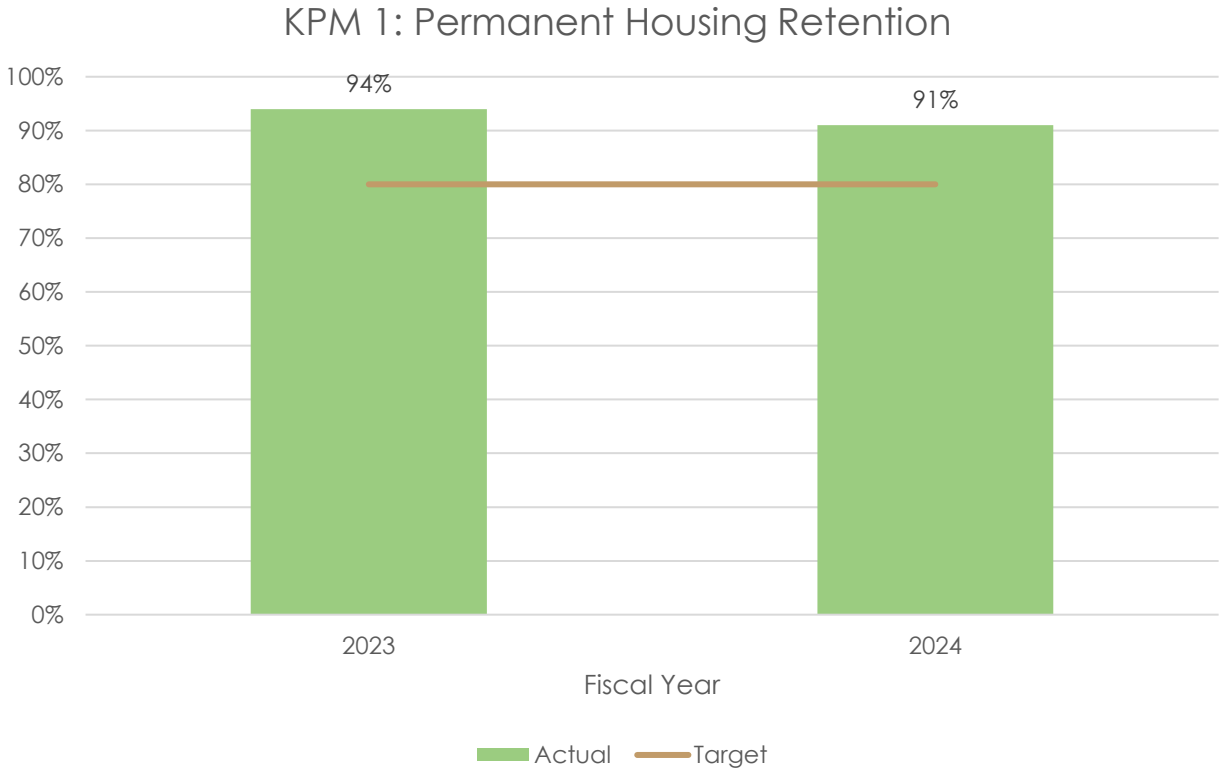
Key Performance Measures



Key Performance Measures: Current KPMs

KPM #	Area
1	Homeless Services: Permanent Housing Retention
2	Energy Services: Energy Assistance
3	Affordable Rental Housing: Units by Incomes Served
4	Affordable Rental Housing: Units for People with Disabilities
5	Affordable Rental Housing: Construction Costs
6	Affordable Rental Housing: High Opportunity Areas
7	Affordable Rental Housing: Units in Rural Areas
8	Homeownership: Incomes Served
9	Homeownership: Serving BIPOC communities
10	Agencywide: Customer Service

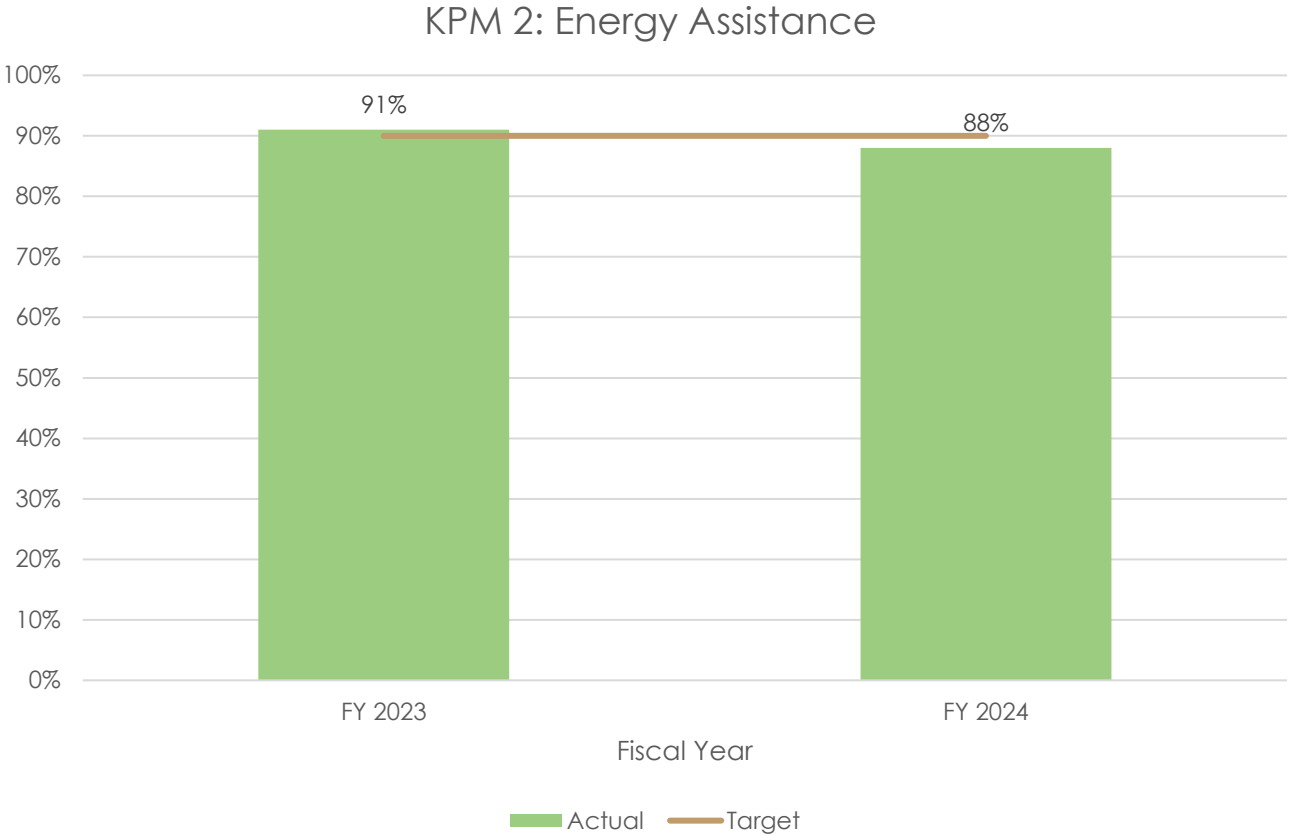
KPM 1: Homeless Services



In FY 2024, 91% of households who exited into permanent housing after receiving state homeless assistance funds had retained their housing for six months. This is above the target of 80%.

We have exceeded this goal.

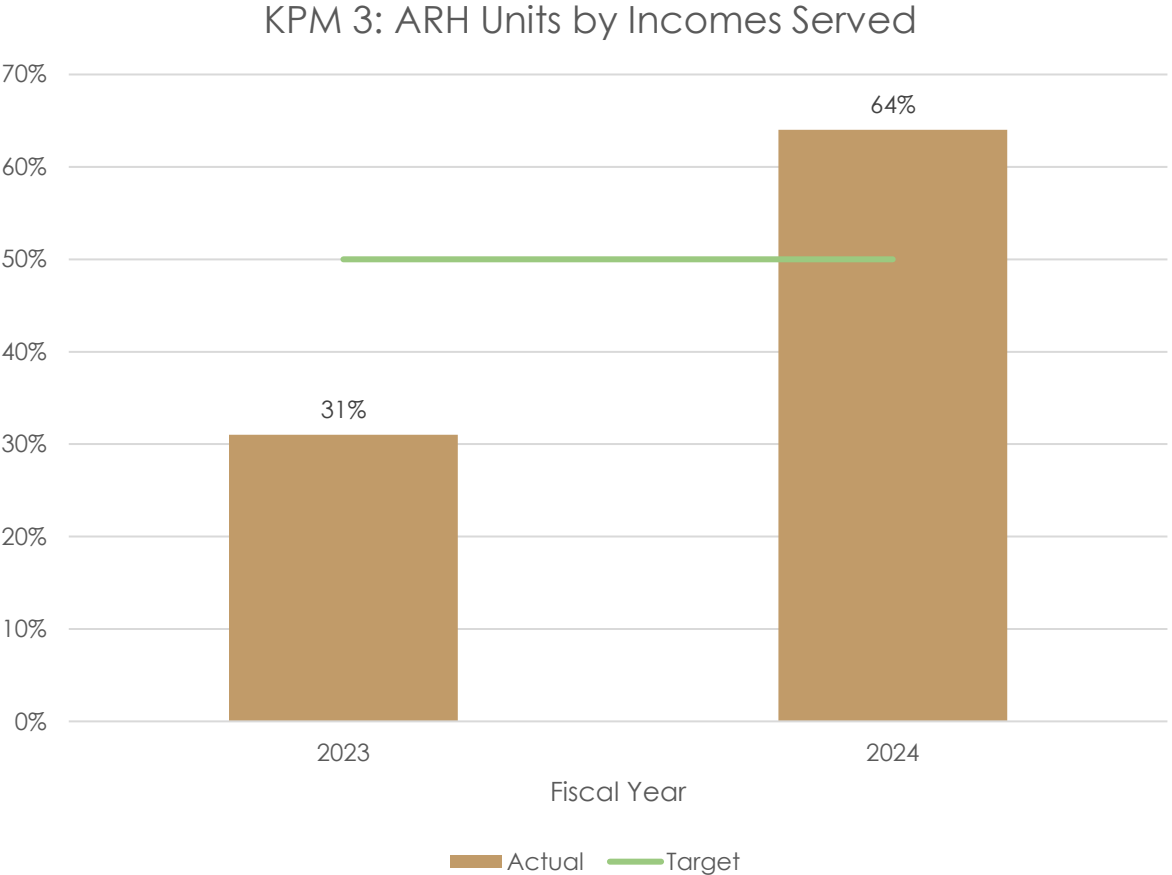
KPM 2: Energy Assistance–Crisis Payments



From July 1, 2023, through June 30, 2024, 88% of households receiving crisis energy assistance received payment for the prevention of power disconnections. This is below our goal of 90%.

We did not meet this goal.

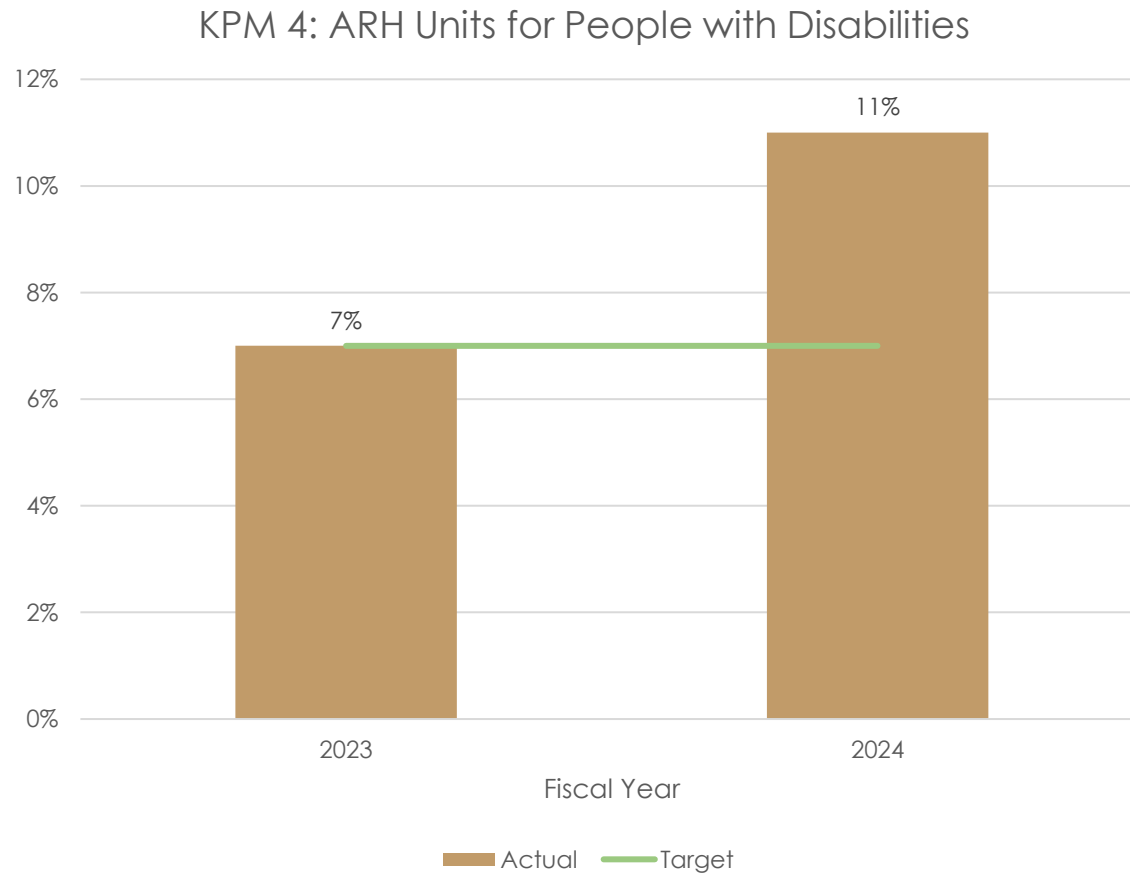
KPM 3: Affordable Rental Housing Units by Incomes Served



In FY 2024, 64% of rental units approved for funding will be affordable to households with income at or below 50% of the area median income. This is above the goal of 50%.

We have exceeded this goal.

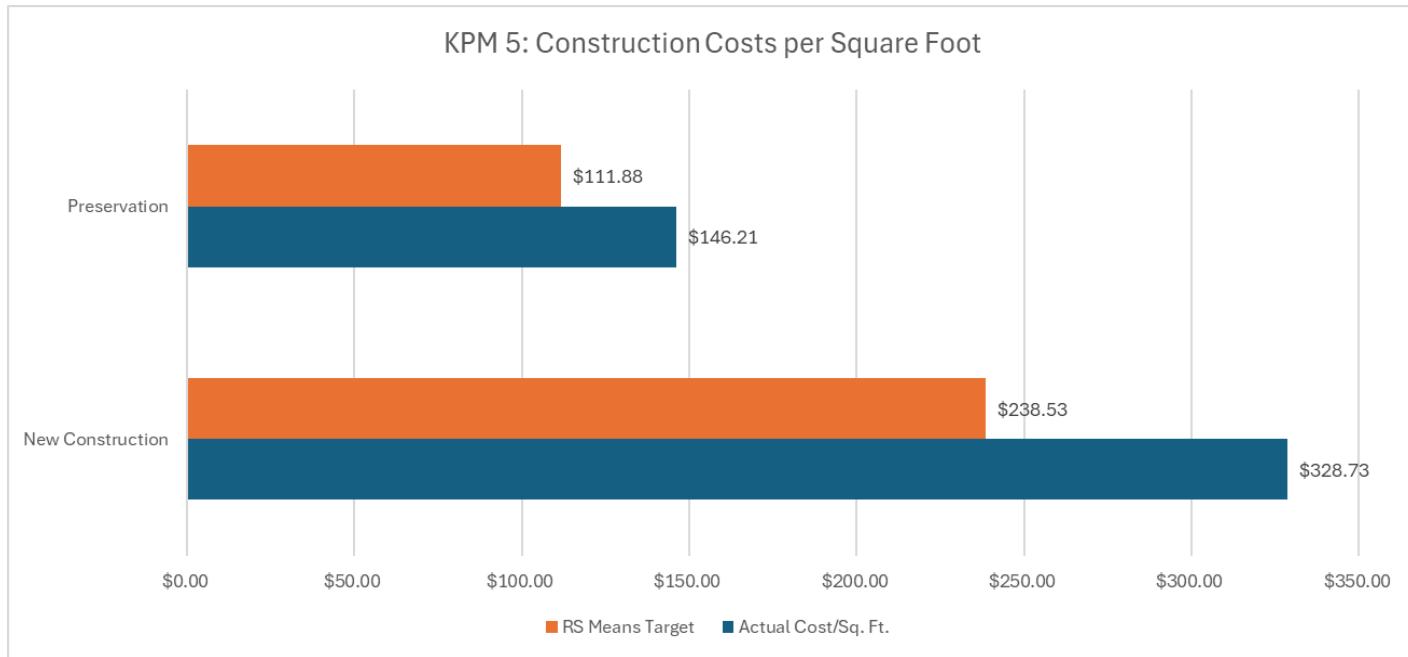
KPM 4: Affordable Rental Housing Units for People with Disabilities



In FY 2024, 11% of affordable rental units approved for funding will be set-aside or accessible for individuals with physical, developmental, or mental disabilities. This is above our goal of 7%.

We have exceeded this goal.

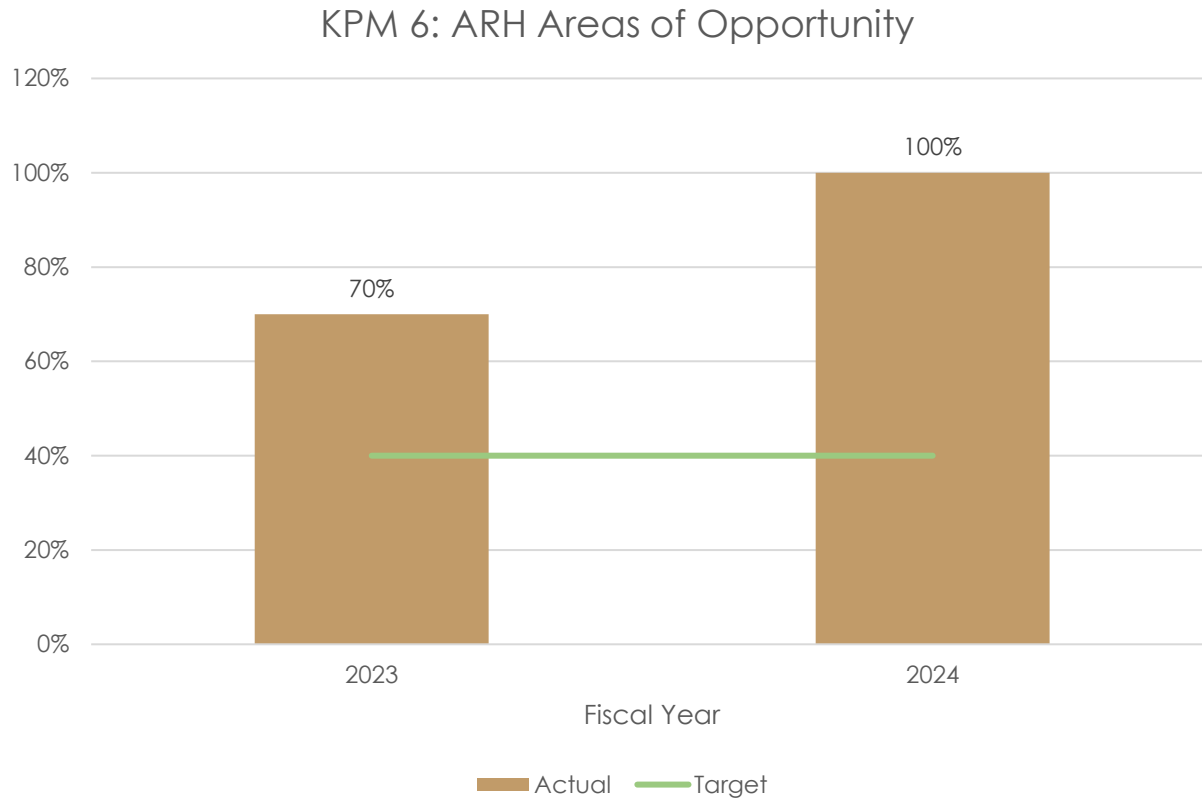
KPM 5: Affordable Rental Housing (Preservation Construction Costs)



In FY 2024, OHCS's construction costs were at 131% for preservation and 138% for new development. This is above our target of 100%

We did not meet this goal.

KPM 6: Affordable Rental Housing in Opportunity Areas



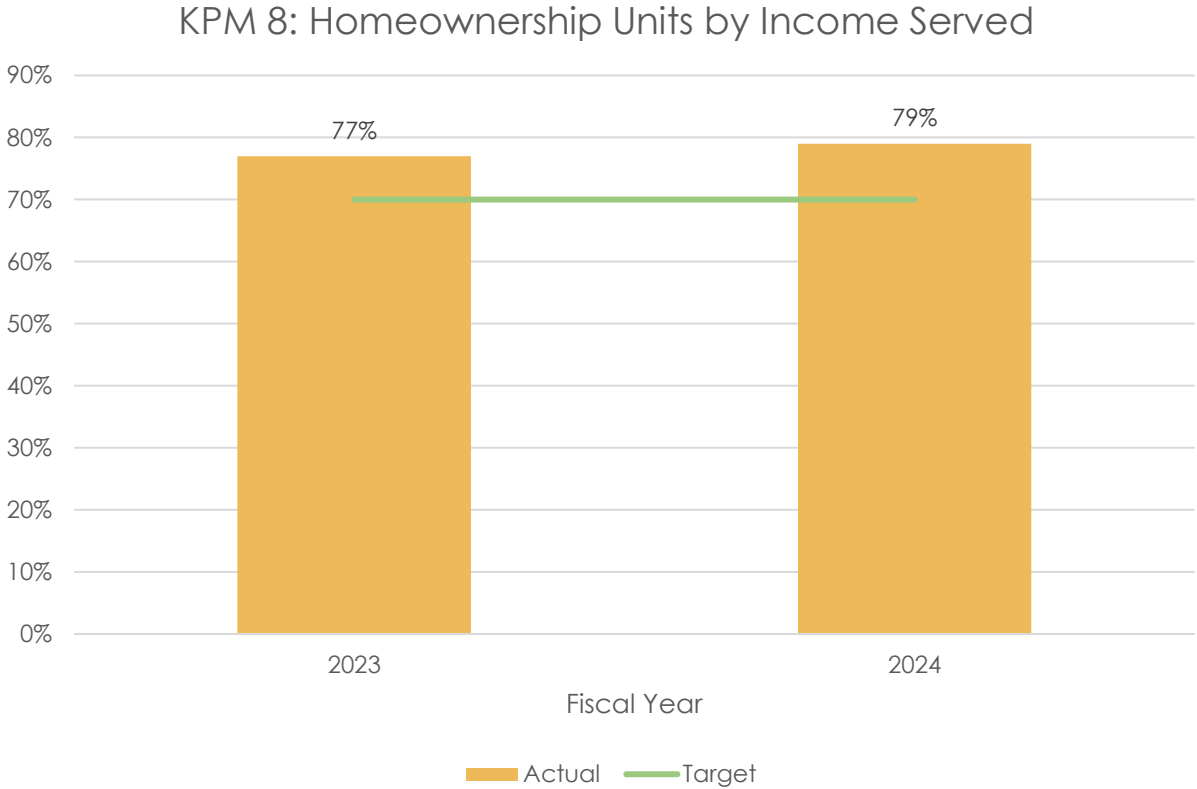
In FY 2024, 100% of units funded with 9% Low Income Housing Tax Credits of HOME program funds scored at least 3 out of 5 points in the updated location and opportunity and environmental factors section of OHCS's 2022 Qualified Allocation Plan. This is above the target of 40%.

We have exceeded this goal.

KPM 7: Percent Increase in Rural Affordable Development

- Goal: 5% increase in the number of affordable rental housing units that will be developed in rural areas.
- Actual: Decreased 45% from FY23, however decrease in homes funded overall by 53% is the sole reason for this decrease. This decline can be primarily attributed to the overhaul of our application process.
- Percentage of all homes funded in rural areas remains at internal target of 25%, up from 22% in FY23
- Requested change to this KPM; proposes 25% target of overall homes funded in rural areas, so this measure isn't dependent on outside environmental factors.

KPM 8: Homeownership Units by Incomes Served

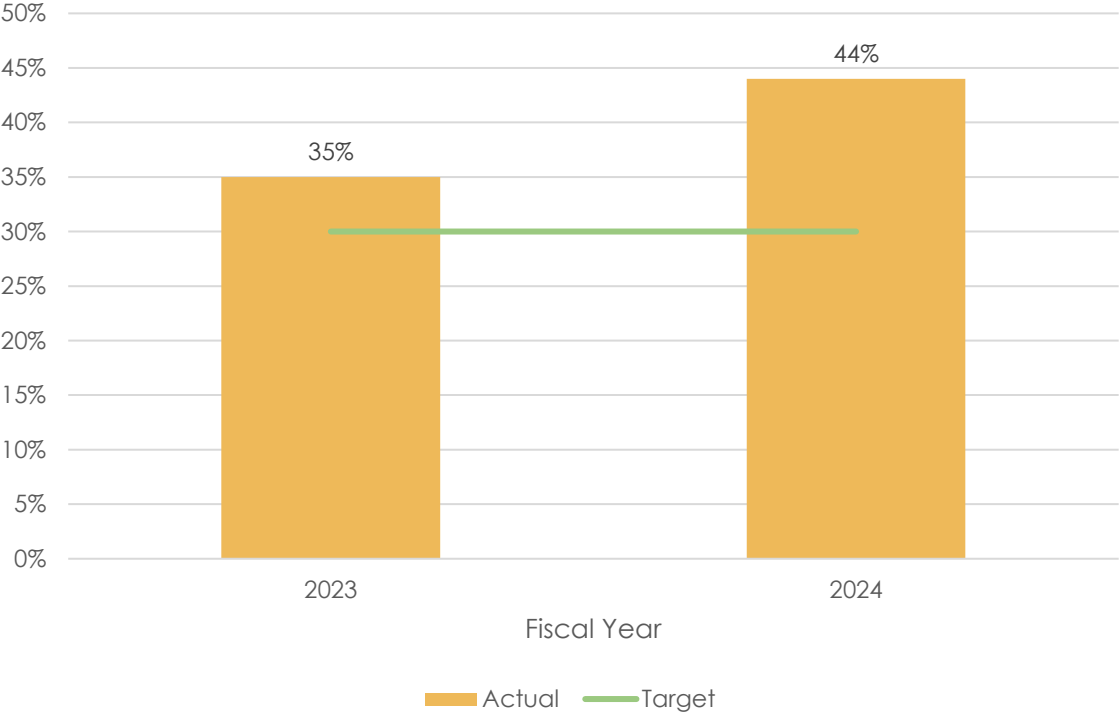


In FY 2024, 79% of loans made through the Oregon Bond Residential Loan Program went to households at or below the county median family income. This is above our target of 70%.

We have exceeded this goal.

KPM 9: Increasing Access to Homeownership

KPM 9: Homeownership Services to BIPOC Communities



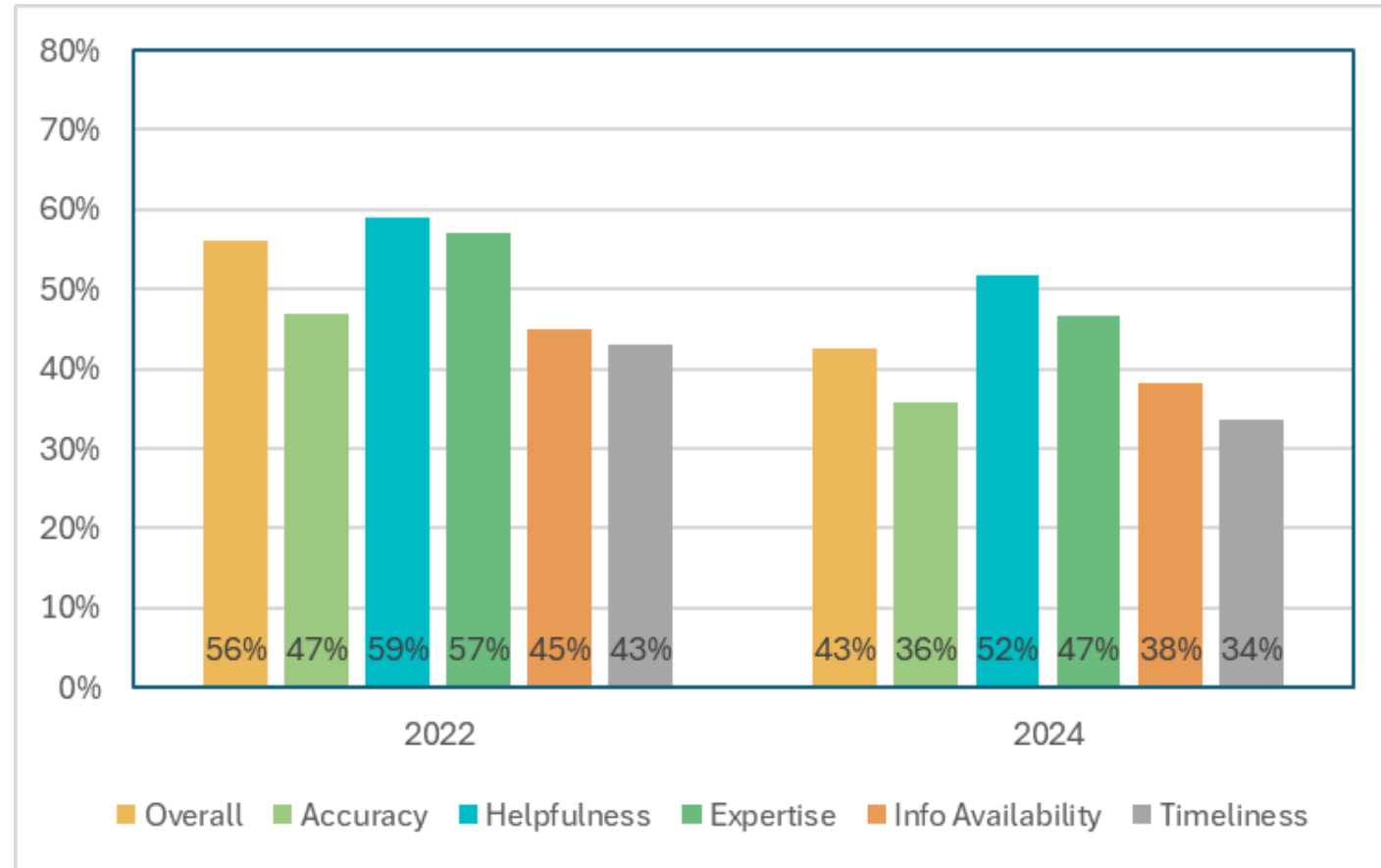
In FY 2024, 44% of clients served by our homeownership programs were Black, Indigenous, and People of Color (BIPOC). This is above our target of 30%.

We have exceeded this goal.

KPM 10: Customer Service

- Goal: 80% overall satisfaction
- Survey historically completed by organizations that OHCS funds. 2022 and 2024 surveys were open to public, and 60% of respondents were individuals compared to 40% represented organizations

We did not meet this goal.



Proposed Key Performance Measures

- Housing Stabilization KPM (new):
 - Exits to Permanent Housing – Percentage of households enrolled in emergency shelter, street outreach, or rapid rehousing projects that exited to permanent housing
- Affordable Rental Housing KPM (remove):
 - Areas of Opportunity – Percentage of affordable rental housing units funded with 9% Low-Income Housing Credits or HOME program funds that will be developed in high-opportunity areas



Proposed Key Performance Measures

- Affordable Rental Housing KPMs (revisions):
 - **Affordability** – Percentage of regulated rental housing units funded that will be affordable to households making at or below 50% of the area median income, whether through rent restrictions on the units or through Project Based Rental Assistance (PBRA).
 - **Units Accessibility** – Percentage of affordable rental housing units funded that meet the definition of accessible as defined by the Building Codes Division of Department of Consumer and Business Services.
 - **Development Costs** – Percentage of newly constructed affordable rental housing projects with total development costs that fit within the bounds established through OHCS's predictive cost model. This model is based on Oregon projects and is specific to affordable housing development.
 - **Rural Housing** – Percentage of affordable rental housing units funded that will be developed in rural areas as defined by OHCS.



10% Reduction Options

1. Eliminate standard inflation on several services and supplies line-items and reduced rates for DAS and DOJ (Statewide proposals in GRB).
2. Hold OHCS positions vacant and eliminate two long-term vacancies.
3. Shift funds from General Fund to Other Funds for four positions and downward reclass one position.
4. Reduce language access budget.
5. Reduce funding for the Housing Choice Landlord Guarantee Program, the Elderly Rental Assistance Program, and Emergency Housing Assistance.



10% General Fund Reduction Options

Program Area	Program Unit/Activity Description	Impact of 10% Reduction	General Fund	Other Funds
HSD, PSH, MF, HO, DRR, CSD, Debt	Eliminate standard inflation on several services and supplies line-items and reduced rates for DAS and DOJ.	Lower assessments and hourly rates paid for DAS and DOJ price list, no impact. Elimination of inflation adjustment has unknown impact, may reduce ability to make needed purchases or hold vacancies longer.	(\$172,640)	\$0
HSD, MF, HO, DRR, CSD, Debt	Vacancy savings	Increase in assumed savings from holding vacancies. Impact to services is unknown, unknown which positions will become vacant and whether normal recruitment timeline would balance reduction. Might necessitate reductions/modifications to services and supplies purchases.	(\$234,940)	\$0
PSH	Permanent Supportive Housing (PSH) - Fund Shift	Shift two positions and associated services and supplies that support PSH administration to Other Funds. The shift may require an increase to charges on transactions.	(\$627,722)	\$627,722
HO	Housing Development Incubator Program (HDIP) - Fund Shift	Shift two positions and associated services and supplies that support HDIP administration to Other Funds, downward reclass #1843 to a Loan Specialist. Charges for LIFT-HO would need to be evaluated to ensure coverage of all program costs.	(\$713,744)	\$661,197
HSD	Housing Choice Landlord Guarantee Program	Landlords who received a commitment of funds for renting to Housing Voucher holders may not be reimbursed for damages.	(\$337,910)	(\$337,910)
CSD	Central Services Division	Eliminate long-term vacancies Economist 2 which was held for permanent financing to support organizational assessments and FA2 which supports budget services within the organization.	(\$395,565)	\$0
HO	Homeownership - Language Access	Reduce language access budgeted directly in HO program. No major impact anticipated.	(\$40,000)	\$0
HSD	Elderly Rental Assistance Program	About 76 elderly households will not receive assistance that would keep them in their homes.	(\$1,621,451)	\$86,864
HSD	Emergency Housing Assistance	Would leave about 2,200 households on the street or at risk of becoming homeless.	(\$4,707,040)	\$0

OREGON HOUSING AND COMMUNITY SERVICES

QUESTIONS?



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Oregon Housing and Community Services

Joint Ways and Means Subcommittee on
Transportation and Economic Development

Reference Slides

2025-27 Policy Packages

Package	General and Lottery Funds	Other Funds	Federal Funds	Total Funds
090 CFO Adj	\$ 2,119,257	\$ 949,080		\$ 3,068,337
092 AG Adj	\$ (7,101)	\$ (239,677)	\$ (2,748)	\$ (249,526)
093 DAS Adj	\$ (92,778)	\$ (507,048)	\$ (67,903)	\$ (667,729)
501 Maintaining Shelters	\$ 217,918,652			\$ 217,918,652
502 Sustaining Re-Housing	\$ 188,243,238			\$ 188,243,238
503 Sustaining LTRA	\$ 105,191,160	\$ 105,191,160		\$ 210,382,320
504 Continuing to Prevent Evictions - Infrastructure	\$ 63,535,520			\$ 63,535,520
505 Continuing to Prevent Evictions - Financial Assistance	\$ 109,685,262			\$ 109,685,262
506 Maintaining Tribal Homelessness Investments	\$ 12,767,376			\$ 12,767,376

Package	General and Lottery Fund	Other Funds	Federal Funds	Total
508 OHCS Operational Supports	\$ 10,015,716	\$ 2,547,614	\$ 675,454	\$ 13,238,784
509 Information Technology Supports	\$ 308,399	\$ 1,685,738	\$ 39,170	\$ 2,033,307
510 Disaster Recovery & Resiliency Limitation		\$ 7,309,722	\$ 163,510,769	\$ 170,820,491
511 Homeownership Assistance Fund			\$ 7,763,877	\$ 7,763,877
513 PSH - CSL Program Improvements	\$ 8,550,000			\$ 8,550,000
515 Rental Development: LIFT and PSH	\$ 36,680,118	\$ 785,420,000		\$ 822,100,118
516 PSH Expansion for Rent Assistance and Services	\$ 2,500,000			\$ 2,500,000
518 Homeownership Development: LIFT and HDIP	\$ 21,567,117	\$ 117,510,000		\$ 139,077,117
519 Preservation - Expiring + Physical and Financial Needs	\$ 4,938,175	\$ 161,429,813		\$ 166,367,988
520 Preservation - Manufactured Parks	\$ 1,236,467	\$ 25,290,753		\$ 26,527,220
521 Down Payment Assistance paired with OHCS Lending	\$ 7,500,000	\$ 7,500,000		\$ 15,000,000
522 Down Payment Assistance for CROs	\$ 30,000,000	\$ 30,000,000		\$ 60,000,000
525 Foreclosure Avoidance Counseling	\$ 2,500,000			\$ 2,500,000
527 Manufactured Home Replacement Program	\$ 2,500,000	\$2,500,000		\$ 5,000,000
530 Culturally Responsive Property Mgmt	\$ 3,000,000			\$ 3,000,000

2025-27 Policy Packages

OHCS Sponsored Legislation

Bill	Summary
HB 3034	Transfers management of EHA monies from the Housing Stability Council to OHCS, adds the Housing Stability Council to the list of advisory bodies developing policies for the use of EHA monies, cleans up language impacting how OHCS awards grants to community partners, and adds clarity and flexibility to the process.
HB 3035	Clarifies OHCS' authority to offer Flex Lending products, enabling the inclusion of more flexible financing options e.g. refinances, rehabilitation loans, and loans for properties with accessory dwelling units or multi-unit homes.
HB 3036	Expands eligible uses for the financial passthrough from the OAHTC program to include funding supportive services for tenants. It thereby provides a reliable resource for these services that helps reduce tenant instability.
HB 2139	Governor's bill that creates a Tribal housing fund that OHCS administers. Moneys in the fund will be reserved for Oregon's nine federally recognized Tribes to use for the housing and homelessness needs they have identified as priorities in their communities.