

April 29, 2025

Representative David Gomberg, Co-Chair
Senator Meek, Co-Chair

Joint Committee on Ways and Means Subcommittee on Transportation and Economic Development
900 Court Street NE
Salem, OR 97301

RE: Questions regarding OHCS' POP 508

Co-Chair Gomberg, Co-Chair Meek, Members of the Joint Ways and Means Subcommittee on Transportation and Economic Development,

We at Oregon Housing and Community Services (OHCS) are grateful for our continued partnership with the Oregon Legislature and your Committee as we continue to respond to and prevent homelessness in our communities. Thank you for your time and thoughtful questions during this week's subcommittee meeting and our presentation on OHCS' POP 508. While we were able to respond to most of your questions during the hearing, we wanted to provide additional information via written responses:

Co-Chair Meek asked how many FTE's are in the Homeless Performance and Evaluation section.

The Homeless Performance & Evaluation (P&E) team is a multi-faceted team, comprised of 10 full-time staff members. The work of the P&E team is split into three sub-teams:

- HMIS System Administration team (four team members) responsible for administering and maintaining the Oregon Multi-Continuum (OMC) Homeless Management Information System (HMIS), which serves the four Rural Continuums of Care and the nine Sovereign Tribes of Oregon, totaling to 853 system users. The team is responsible for supporting the four CoCs in data collection for federal, state, and local homeless and housing retention programs. Additionally, this team supports grantees with data entry for the Housing Stabilization Division, Disaster Recovery and Resilience, Affordable Rental Housing, and Oregon Department of Human Services' (ODHS) Homelessness Programs, either within the OMC HMIS Implementation or within a different HMIS implementation.
- Data Reconciliation, Visualization, and Analysis (three team members) are responsible for collecting, reconciling, analyzing, visualizing, and securely managing client-level data for OHCS-funded homeless and housing retention programs.
- Program Evaluation and Performance Management (three team members) responsible for developing and measuring program outcomes homelessness and housing retention programs, developing reports of program findings, and providing data-drive strategic program advisory to division leadership

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Co-Chair Meek inquired about the administrative costs for OHCS:

The table below demonstrates administrative costs including central services staffing, staff who support bond activities, and housing related programs. Staffing expenses include professional service contracts paid directly to vendors/subcontractors when issued through the administrative (versus program) fiscal structure.

DIVISION	TOTAL EXPENSES	STAFFING EXPENSES	ADMIN % OF COSTS
Housing Stabilization Division	\$1,103,380,720	\$26,728,941	2%
Affordable Rental housing	\$1,588,647,813	\$58,900,112	4%
Homeownership	\$756,271,482	\$26,910,759	4%
Disaster Recovery and Resiliency	\$176,439,399	\$24,644,258	14%
Central Services (includes Debt Management Personal Services and related Services and Supplies)	\$65,588,756	\$65,588,756	100%*
TOTAL	\$3,690,328,170	\$202,772,826	5%

*Central Services funding is for staffing and services that support the work of the other divisions at OHCS.

Co-Chair Meek inquired about our compliance to make sure resources are not duplicated.

Ensuring that resources are used appropriately and efficiently is vital to OHCS and our partners across the state. As stewards of state resources, we require that our eviction prevention partners institute a policy and accompanying set of procedures to ensure that duplication of benefits is monitored for and addressed wherever it may arise. Our partners must rely on the standard data systems we employ throughout the state as well as other data repositories to eliminate duplication and ensure coordination of any services. The policy is listed below for your reference:

Duplication of Benefits

Per the grantee's grant agreement/contract Standard Terms and Conditions, OHCS funds shall not be issued and may be required to be returned if a benefit has already been paid through another source. Upon discovering that a duplicate payment has been made, the grantee has thirty (30) days to return the duplicate payment. Grantees and subgrantee(s) are responsible for ensuring that benefits issued do not duplicate other benefits for the same payment/service using HMIS and any other data system for which the grantee or subgrantee(s) have access. Grantees must have a policy that identifies:

- How they track the use of benefits to prevent duplication of benefits; and
- Grantees must ensure that subgrantee(s) have policies that align with OHCS requirements and are consistent with the intent of such a policy as outlined by OHCS. OHCS retains the right to require modification of any policy that, in its determination, does not meet basic principles or requirements of such a policy.

Representative Nguyen asked about our estimated outcomes for the coming biennium.



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To address Oregon's urgent housing supply and housing stabilization needs, OHCS is equipped and able to continue the progress we have made over the previous biennium into this next biennium. Below is the breakdown of the major OHCS program costs and outcomes from the previous biennium, and looking forward to the next biennium.

Housing Stabilization

Eviction Prevention

Provides both infrastructure and financial assistance to households at risk of homelessness or in need of support with the goal of preventing eviction.

- **2023-2025:** \$130.2 million to keep 27,713 households in their home.
- **2025-2027:** Estimate \$173.2 million will prevent eviction and provide tenancy support for nearly 25,325 households.

Long Term Rental Assistance

Provides rental assistance to eligible low-income tenants and allows landlords to rent apartments and homes to these tenants at fair market rates.

- **2023-2025:** \$39.7 million to help 1,009 households obtain and maintain housing.
- **2025-2027:** Estimate \$105.2 million will help 2,069 households obtain and maintain housing.

Housing Focused Shelter

During the 2023-25 biennium, the investments under this umbrella, along with EO 23-02, focused on increasing the capacity of new shelter beds. These programs will focus on maintaining existing shelter beds for the 2025-27 biennium.

- **2023-2025:** \$189.7 million to create 1,793 new shelter beds statewide and keep 4,212 shelter beds operational.
- **2025-2027:** Estimate \$217.9 million will keep more than 4,884 shelter doors open.

Rehousing

Facilitates transition from homelessness to permanent, stable, and safe housing. Provides street outreach services throughout the state using a locally driven approach.

- **2023-2025:** Leveraged \$151 million to rehouse 3,439 households.
- **2025-2027:** Estimate \$188.2 million will rehouse an additional 2,870 households.
 - **Note:** \$25.4 million of this is dedicated to street outreach. Street outreach was not part of the 23-25 rehousing funding but was funded through multiple shelter allocations.

Tribal Housing Investments

Invests in the nine federally recognized Tribes of Oregon to create or support existing local programs designed to prevent and reduce homelessness. With changes to the program coming this biennium, the way OHCS has estimated outcomes for the program has shifted.

- **2023-2025:** Leveraged \$10 million to serve 452 households.
- **2025-2027:** Outcomes from the \$12.8 million requested depend on how Tribes use the funding.

Affordable Rental Housing

LIFT Rental

Supports the increase of new rental housing, conversion of existing non-residential structures to housing,



or the acquisition of newer market-rate residential developments.

- **2023-2025:** Leveraged \$440 million to build 2,500 units.
- **2025-2027:** Estimate \$700 million will build 5,000 units.

Permanent Supportive Housing

Funds capital construction of the state's supply of affordable housing specifically designed to serve households experiencing chronic homelessness.

- **2023-2025:** Leveraged \$80 million to build 372 units.
- **2025-2027:** Estimate \$80 million will build 400 units.

Preservation

Preserves the affordability covenants of existing affordable housing, extending or guaranteeing rent restriction through funding.

- **2023-2025:** Leveraged \$50 million to preserve five parks and 550 units.
- **2025-2027:** Estimate \$185 million will preserve 7-10 parks and 1,340-2,100 units.

Homeownership

LIFT Homeownership

Supports the creation of shared equity homeownership opportunities through new construction and conversion of existing non-residential structures into housing.

- **2023-2025:** Leveraged \$80 million to build 496 homes.
- **2025-2027:** Estimate \$100 million will build 500 homes.

Down Payment Assistance

Awards funds on a competitive basis to organizations to create, continue, and expand their down payment assistance programs with an emphasis on low to moderate-income families and individuals.

- **2023-2025:** Leveraged \$7.5 million to serve 250 homebuyers.
- **2025-2027:** Estimate \$37.5 million will serve 1,295 homebuyers, \$30 million of which is geared toward culturally responsive and rural organizations.

Homeownership Development Incubator Program (HDIP)

Supports affordable homeownership development through supplemental funding for rural and/or high-density LIFT projects and primary funding for Tribal projects, pre-development and capacity-building projects, and affordable homeownership projects that are not eligible for LIFT.

- **2023-2025:** Leveraged \$5 million to support LIFT projects building 221 homes.
- **2025-2027:** Estimate \$16.9 million will build 72 homes and allow OHCS to issue 15 pre-development loans or capacity-building grants to developers.

Thank you for your time, and please do not hesitate to reach out to us if you have any additional questions.

In Partnership,

Andrea Bell
Executive Director

