

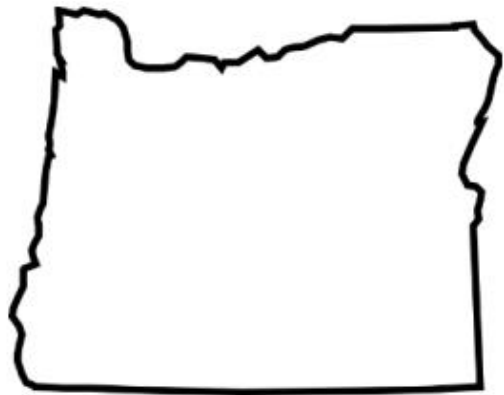
Affordable Housing Development Resources

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Oregon Housing & Community Services

NORTH COAST HOUSING SUMMIT
DECEMBER 6, 2022



Oregon's housing crisis is supply driven. The answer is not simply more homes, but homes that are affordable in a wide range of price points, across income levels, **in every city and region of the state.**



>580,000 new homes

MUST BE ADDED IN THE NEXT 20 YEARS ACCORDING TO THE
REGIONAL HOUSING NEEDS ANALYSIS
MORE THAN HALF OF THOSE HOMES NEED TO BE AFFORDABLE



OHCS Program Divisions

Housing Stabilization | Affordable Rental Housing | Homeownership

OREGON HOUSING AND COMMUNITY SERVICES CONTINUUM

HOUSING STABILIZATION

AFFORDABLE HOUSING FINANCE

HOMEOWNERSHIP



EQUITY AND RACIAL JUSTICE



Who we are and what we do

Working together to serve individuals, families and communities throughout Oregon



Equity and 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

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



On track

Rural Communities

- Funded 3,612 affordable housing units in rural Oregon



Complete



Affordable Housing Finance Programs

- 9% Low-Income Housing Tax Credits (LIHTC)
- LIFT Rental with 4% LIHTC
- LIFT Rental without 4% LIHTC
- LIFT Homeownership
- Permanent Supportive Housing
- General Housing Account Program (GHAP) for Veterans and Small Projects

Affordable Housing Finance Programs

- Preservation
- Manufactured Dwelling Park Preservation
- Ag Worker Housing Tax Credits
- Land Acquisition Program
- HOME and HOME American Rescue Plan (ARP)



Photo: Groundbreaking of Marylhurst Commons

A photograph of a modern, multi-story brick building with large windows. A large, colorful mural is painted on the side of the building, depicting a blue bird perched on a branch with green leaves, and a sailboat on the water. The building is situated on a street with several cars parked along the curb. A green banner with the text "Key Elements of Scoring" is overlaid on the image.

Key Elements of Scoring

"Rural Set Asides"

- 50% of LIFT funds are set-aside specifically for projects located in rural communities.
- **Rural Definition:** Jurisdictions outside the Portland Urban Growth Boundary that are also located in counties within Metropolitan Statistical Areas with populations under 15,000, or jurisdictions with populations under 40,000 in the balance of state.

Readiness to Proceed

- Applicant has to demonstrate they have site control
- Submit a Zoning form signed by local jurisdiction to confirm the site is properly zoned for intended project.
- **For LIFT:** Project development schedule has projected lease-up dates within 36 months



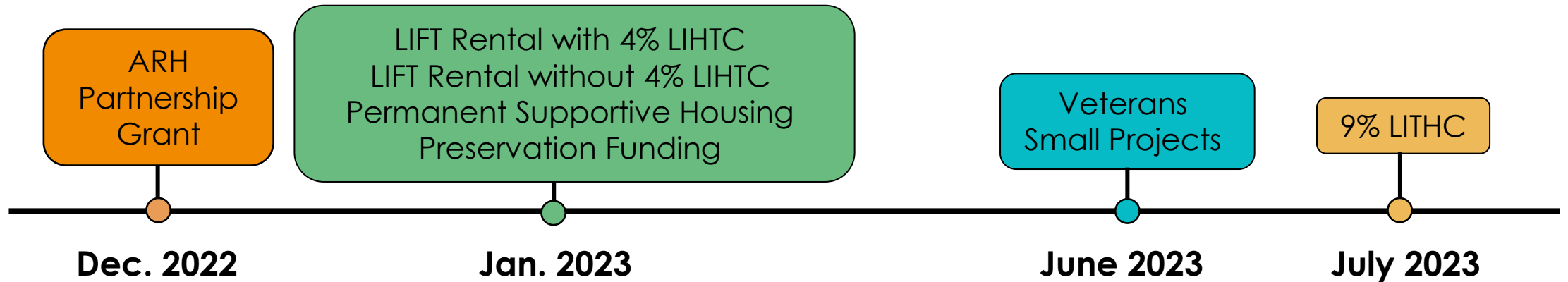
Photo: Groundbreaking of Wecoma Place in Lincoln City

LIFT Program Goals

- Develop new affordable family-sized housing units for both rental and homeownership opportunities in historically underserved communities, including communities of color and rural communities throughout Oregon
- Encourage innovation and prioritize lower subsidy amount requests in each funding offering
- Place affordable housing units in operation within 36 months



Upcoming NOFAs



- To be determined:
 - Co-Location of Childcare and Housing
 - Acquisition of Naturally Occurring Affordable Housing
 - HOME American Rescue Plan (ARP)

OHCS is requesting **nearly \$800M to address the needs of Oregonians across the housing continuum**, from homelessness to affordable rental housing to homeownership.



Agencywide: \$26.2 million general fund

- Training and technical assistance: \$25 million
- Language access: \$1.2 million
- Grant Management Solutions
- Staffing



Photo: Agency staff receiving national award for permanent supportive housing

Housing Stabilization Division: \$207 million

- Shelter + HMIS: \$72.5 million
- Eviction Prevention: \$60 million
- IDAs: \$35 million
- Long term rental assistance for young people and families: \$39 million



Photo: Eugene Navigation Center

Homeownership Division: \$73 million

- Down Payment Assistance: \$25 million
- Development: \$25 million
- Homeowner Safety Net: \$15 million
- Manufactured Homeowner Support: \$8 million
- LIFT Homeownership



Photo: Habitat for Humanity in Redmond

Affordable Housing Division

- LIFT Rental: \$200 million
- Permanent Supportive Housing: \$85 million
- Preservation: \$175 million
- Co-location: \$20 million
- Land Acquisition: \$10 million



Photo: Timber Ridge groundbreaking in La Grande



Comments? Questions?

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