

Technical Advisory



Oregon Housing and Community Services

August 3, 2021

Re: Partner Call

Dear Partners:

We experienced some technical difficulties in launching our Partner Call update that was supposed to occur yesterday (August 2). Our sincere apologies for any inconvenience this may have caused. Please find our talking points from today below and reach out to us with any follow-up questions you have or were hoping to have answered at today's call. Our next partner calls are also listed below, and we will ensure our technical issues are resolved before then!

Mark your calendars for upcoming partner calls at 3pm on the following dates!

- 8/30/2021 (Monday)
- 9/27/2021 (Monday)

Time: 3pm

Call In: Phone: 631-992-3444 (or toll free: 877-273-4202); room number 4460912#.

August 2nd Partner Call Talking Points:

- **Housing Stability Council (HSC)** – Meets Friday, August 6th – ARH Topics include:
 - Three MF Housing Transaction Approvals:
 - ✓ St. Helens Affordable Housing
 - ✓ 53rd Flats
 - ✓ Ontario Affordable
 - LIFT Supplemental Funding Reservations – Six additional 2021 LIFT Multifamily Housing projects will be funded utilizing \$60M from the 2021 Legislature to get as many projects underway as possible.





- Funding Gap Approval Delegation of Authority – With the supply chain issues, increases in construction building materials and labor costs, the 2021 Legislature provided \$5M to assist in covering funding gaps. OHCS staff has also considered other potential ways to reduce these gaps. We will be bringing an item to HSC to get their approval and authorization to delegate authority to the Executive Director for making these additional investments given the need to move quickly to keep projects moving to closing.
- There will also be an update on the \$150M 2020 Wildfire Recovery Resources provided by the 2021 Legislature. This item will come later in the meeting as it is an inter-divisional undertaking.
- You can find materials for the August 6th meeting on the OHCS website at:
<https://www.oregon.gov/ohcs/hsc/Documents/meetings/2021/2021-AUG-06-HSC-Meeting-Packet.pdf>
- **Landlord Compensation Fund (LCF)** – The final batch of Round three applications were sent to the local public housing authorities PHAs for processing and payment. Primarily the LCF team has moved to a compliance, reconciliation and legal consultation stage which will occur prior to the processing of the final 20% payments as outlined in SB-278. Our hope is to move to the final payment processing stage by mid-September, with PHAs disbursing final payments by the end of October. Given PHAs have made an initial payment to these applicants, there will be no need for owner verification or obtaining banking information.
- **Qualified Allocation Plan (QAP) Outreach** – Please be looking for an Affordable Rental Housing Division survey which we will be sending out to our partners by the end of this week or early next week. The survey will be seeking feedback for QAP updates, funding calendar changes and individual programmatic improvement ideas that we will use to help inform the various fund offerings. The survey will likely be open for a minimum of two weeks, and you will be able to respond to only those topical areas that you have interest or desire to provide feedback on. The plan currently is to utilize this information to help drive more individualized and topical feedback sessions which are being planned throughout September. We will reach out to you as we work through these details. We encourage you to take part in both the initial survey as well as the scheduled feedback sessions.
- **Open ARH NOFA Opportunities** – There are two open funding opportunities including the Small Projects and the Veterans Housing NOFA's. These





NOFA's will close on August 17th at 4 pm. To be eligible to participate in these offerings you would have needed to complete a pre-application on or before July 9, 2021.

- **Disaster Recovery –**

- In an effort to be ready to respond to the needs of disaster survivors across the state, OHCS sent out a survey to request our portfolio partners to add a waitlist preference for who victims of federally declared disasters. A big THANK YOU to our partners that responded to the survey. Early results show that most properties have adopted this preference and will be ready to assist in the event of a housing disaster. The survey will be reopened soon and those who have not yet responded will receive notice of the opportunity to engage on this issue. If you have questions or concerns about this request, please reach out and engage on this issue.
- On Friday, July 31, 2021 the IRS provided the needed guidance related to the Disaster Housing Tax Credits that we have all been waiting for. According to this guidance, Oregon's allocation is based on the population within nine counties that had a federally declared disaster (Clackamas, Douglas, Jackson, Klamath, Lane, Lincoln, Linn, Marion, and Umatilla) which totals 1,805,895. Disaster Housing Credits are calculated to be the lesser of (1) \$3.50 multiplied by the population of the State residing in a qualified disaster zone, or (2) 65% of the State housing credit ceiling for calendar year 2020. This provides an additional \$6,320,632.50 in annual tax credits. Staff is working to develop a recommendation on how to offer the new resource to maximize 2020 wildfire recovery efforts.
- Many efforts are underway across the agency to support 2020 wildfire recovery efforts. See the link above to the August HSC meeting packet for more information.

- **2021-23 Legislatively Adopted Budget –** Below are some highlights as to what program staff are working on since the end of the 2021 Legislative Session.

- **Implementation of HB 3113 –** HB 3113 removes the exemption of affordable housing from the statewide limitation on annual rent increases. We have confirmed that HB 3113 takes effect on January 1, 2022, not September 28th as reported earlier. OHCS continues to analyze how this recent legislation impacts our current Rent





Increase policy. We expect to issue further guidance on rent increases this fall. To reach out with any questions around this, please contact ARH.Portfolio@Oregon.gov.

- **21-23 Investments** – Still sorting through some of the budget and investments for rental housing in 2021-2023 biennium. As mentioned above in QAP Outreach, staff will also be engaging on the topic of the 2022 and 2023 Funding Calendar, so be sure to tune in to the conversation. Some new and exciting things to highlight:
 - ✓ Unprecedented Preservation Funding
 - ✓ Co-location of Early Childhood Learning Centers in Affordable Housing Projects
 - ✓ Land Acquisition Funding
 - ✓ 2020 Wildfire Recovery Resources
 - ✓ More LIFT and PSH Resources
- **Preservation** – Rob Prasch of NOAH is convening a group of interested partners involved in policy discussions around the \$100M in preservation resources. Historically, there has been a priority for preserving housing that has federal rent subsidies. With this unprecedented level of funding, a critical component will be defining and agreeing on what preservation means, especially now that we are talking on a whole new scale. We are engaging to discuss and evaluate strategies with partners, and to find the best use of the resources keeping in mind that the goal is that no affordable housing units are lost. If you are interested in engaging please reach out to Rob Prasch at robp@noah-housing.org for more information.
- **THANK YOU** – We appreciate our partners and our partnerships, and we thank you for all that you do to provide safe, decent, and affordable housing throughout Oregon.

If you have any questions or concerns don't hesitate to reach out to OHCS staff in the Affordable Rental Housing Division at ARH.HCS@oregon.gov. Please stay safe and healthy!

Sincerely,

Julie V. Cody





Director for Affordable Rental Housing

