

# 2024 Annual Action Plan

## State of Oregon

Oregon Housing & Community Services

Oregon Health Authority

Business Oregon



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# Acknowledgements

## **Leadership**

Honorable Tina Kotek, Governor  
State of Oregon

Andrea Bell, Executive Director  
Oregon Housing and Community Services

Chris Cummings, Deputy Director  
Business Oregon

Dr. Sejal Hathi, Director  
Oregon Health Authority

## **Prepared & submitted by:**

Glenn Muña, Operations & Policy Analyst, OHCS

# Executive Summary (AP-05)

## **Introduction:**

Oregon Housing and Community Services Department (OHCS) is the lead agency responsible for facilitating the development and implementation of Oregon's Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance Evaluation Report.

The 2024 Annual Action Plan details the third year of implementation of the 2021-2025 Consolidated Plan; approved in August of 2021. The 2024 Annual Action Plan seeks to advance the priorities set forth in the Consolidated Plan.

Oregon's 2024 Annual Action Plan is governed by 24 CFR 91.300, and was developed in accordance with those regulations, and the direction provided by the U.S. Department of Housing and Urban Development (HUD).

The 2021-2025 Consolidated Plan, Annual Action Plans, Consolidated Annual Performance Reports are available at the following link:

<https://www.oregon.gov/ohcs/development/Pages/consolidated-plan.aspx>

## **Summarize the objectives and outcomes identified in the Plan:**

The 2024 Annual Action Plan continues to prioritize Housing and Community Development utilizing the variety of tools offered through the Consolidated Plan. CDBG funds are used to create and sustain suitable living environments, economic opportunities, and decent housing through the prioritized funding allocation. The CDBG program plans to continue to look for opportunities to increase housing and economic opportunities in rural low moderate-income communities.

OHCS uses HOME, HTF and ESG funds to achieve the priorities set by both HUD's Community Planning and Development Office (CPD) and OHCS' Statewide Housing Plan (SWHP). With guidance from CPD and the SWHP, OHCS addresses the issues of homelessness by providing homelessness prevention and diversion services, and re-housing and housing stability assistance. Additionally, OHCS realizes the supply of affordable housing is very limited and work is on-going to close the affordable rental housing gap and reduce housing cost burden for low-income Oregonians.

### Evaluation of past performance

The U.S. Department of Housing and Urban Development’s primary goals for the use of these program funds is to provide decent housing, create suitable living environments and expand economic opportunities. The goals and outcomes table below shows Oregon’s performance in meeting the goals outlined in the 2021-2025 Consolidated Plans’ Strategic Plan over the last year.

Goal	Category	Expected Strategic Plan	Actual Strategic Plan	Percent Complete
<b>Administration</b>	Affordable Housing Administration	5	2	40%
<b>Affirmatively further fair housing</b>	Fair Housing	5	1	20%
<b>CDBG - Housing Rehabilitation</b>	Affordable Housing	500	261	52%
<b>CDBG - Microenterprise Assistance</b>	Non-Housing Community Development	250	80	32%
<b>CDBG - Public Works</b>	Non-Housing Community Development	37,500	44,514	119%
<b>CDBG - Public/Community Facilities (SL1 &amp; SL3)</b>	Non-Housing Community Development	13,000	8,811	68%
<b>CDBG-Community Capacity/ Technical Asst (1%)</b>	Non-Housing Community Development	10	3	30%
<b>CHDO Operating Support Grant</b>	Affordable Housing	16	3	19%
<b>Fund affordable housing</b>	Affordable Housing	600	325	54%
		150	172	115%
<b>Prevent and divert people from becoming homeless</b>	TBRA	2,000	1,018	51%
	Homeless Prevention	8,500	500	5.88%
<b>Provide people with HIV/AIDS supportive housing</b>	Supportive housing for people with HIV	155	124	80%
	TBRA Assistance	60	81	135%
<b>Reduce homelessness</b>	TBRA	1,500	840	43.33%
	Homeless Shelter	7,500	12,613	168.17%
	Other	32,500	4,864	14.97%

### Summary of Citizen Participation Process and consultation process:

The following section outlines the public participation process and consultation process for the 2024 AAP:

- A public comment period was held beginning June 17, 2024, and will end July 18, 2024. ***This will be updated at the conclusion of the public comment period.***
- Notice for the plan was published through the following Oregon media outlets: Bend Bulletin, Portland Oregonian, and the East Oregonian.
- The 2024 AAP was published on the OHCS website at the following address: <https://www.oregon.gov/ohcs/development/Pages/consolidated-plan.aspx>
- Business Oregon held a public hearing for the 2024 MOD on January 3, 2024. Business Oregon received several comments at the public hearing which we responded to appropriately, see documentation in the following link: [https://www.oregon.gov/biz/programs/CDBG/Pages/public\\_comments.aspx](https://www.oregon.gov/biz/programs/CDBG/Pages/public_comments.aspx)

### Summary of public comments

#### Summary

A 30-day public comment period was provided for the 2024 Annual Action Plan, and plan attachments. Notice of the public comment period was published in Oregon media outlets of general circulation and posted on the OHCS website in compliance with Oregon's 2021-2025 Citizen Participation Plan.

Oregonians had the ability to examine and provide public comment on the 2024 AAP from June 17, 2024 to July 18, 2024. Advertisements were made with contact information also in Spanish through 'The Oregonian', 'The Bulletin', and the 'East Oregonian'. Information was also posted on the OHCS website.

The opportunity for Citizen Participation is a critically important aspect in development of an Annual Action Plan and OHCS will document and respond to all public comments made during the public comment period.

No public comments were received. ***This will be updated at the conclusion of the public comment period.***

# Lead & Responsible Agencies (PR-05)

## Agency/entity responsible for preparing/administering the Annual Action Plan

Following are the agencies/entities responsible for preparing the 2024 Annual Action Plan, and those responsible for administration of each grant program and funding source.

The 2024 Annual Action Plan was developed and completed in a partnership between Business Oregon<sup>1</sup>, Oregon Health Authority (OHA), and Oregon Housing and Community Services (OHCS).

### The contact information for the participating agencies is as follows:

#### **Oregon Housing and Community Services**

Rick Ruzicka  
Assistant Director of Planning & Policy  
(503) 986-6824

Glenn Muña  
Operations & Policy Analyst  
(971) 600-8337

#### **Business Oregon**

Fumi Schaadt  
CDBG Program and Policy Coordinator  
(971) 239-9020

Tracy Loomis  
CDBG Program  
(971) 719-6710

#### **Oregon Health Authority**

Heather Blake  
HIV/TB Community Services Manager  
(971) 673-0867

Melissa Parker Anderson  
HIV Housing Strategist  
(541) 668-4215

<sup>1</sup> The Oregon Business Development Department operates under the assumed business name “Business Oregon” and administers the State of Oregon’s annual federal allocation of Community Development Block Grant (CDBG) funds for non-metropolitan cities and counties.

# Consultation (AP-10)

## **Introduction:**

Oregon endeavors to provide stable and affordable housing, address poverty, and provide opportunities for Oregonians. To this end, Oregon works with partners across the state, including, state and federal agencies, non-profits, developers, Community Action Agencies, Tribal Communities, community members, and many others. In the section below we've highlighted some of the collaborative work that will take place in 2024.

**Provide a concise summary of the state's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies:**

## **Oregon Statewide Housing Plan:**

Oregon Housing and Community Services (OHCS) is placing a greater emphasis on strategic planning and the way we invest our resources. In 2019 OHCS released *Breaking New Ground: Oregon's Statewide Housing Plan*. This plan marks a new way of doing business for OHCS. It lays the foundation for OHCS to be a data and research driven focused organization and proposes a new way of collaborating and focusing resources and energy to address the most pressing housing issues facing Oregon today.

*Breaking New Ground: Oregon's Statewide Housing Plan* identifies six priority areas the agency will focus on through 2024. These six priorities include Equity and Racial Justice, Homelessness, Permanent Supportive Housing, Affordable Rental Housing, Homeownership, and Rural Communities. All six priorities require enhanced coordination efforts, but the priorities of Homelessness, Permanent Supportive Housing and Rural Communities are particularly reliant on an elevated level of coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies.

## **Agriculture Workforce Housing Facilitation Team**

The Agriculture Workforce Housing Facilitation Team ("AWHFT") was formed in an effort to keep abreast of current issues around agricultural workforce housing, resources available for developing agricultural workforce housing, and to address the needs of agricultural workers in Oregon. By Oregon statute, OHCS' role is to help facilitate, create a forum, and provide a place for the team to meet and discuss issues affecting farmworkers in Oregon.



## **Governor’s Children’s Cabinet and Early Learning**

OHCS staff have participated in the Governor’s Children’s Cabinet, first convened in 2017 to create pathways toward prosperity for our children and families living in poverty. The Cabinet is made up of leading experts in health, housing, human services, early learning, and education from the public, private, and non-profit sectors. Working collaboratively, the Cabinet has identified the highest priority concerns and existing gaps in services for working families and their children. The Cabinet identified evidence-based solutions that provide the biggest return on investment toward helping families achieve success.

### **Permanent Supportive Housing**

In alignment with the OHCS Statewide Housing Plan, OHCS has worked closely with the Oregon Health Authority to provide permanent supportive housing targeting chronically homeless individuals. This program is a result of years of cooperation and coordination with health, mental health, and service agencies to ensure each development is provided with the necessary support services to ensure client success.

OHCS is in the fifth year of providing housing development, rent assistance, and supportive services and financial support for these projects. In 2022, the first development has begun to come online.

### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness:**

#### **Continuum of Care (CoC):**

Oregon Housing and Community Services will continue to collaborate with the state’s Continuum and will work towards increasing its engagement by hosting regularly occurring work groups, convenings, and/or listening sessions. The Statewide Housing Plan, along with the Governor’s Executive Orders, continues to guide OHCS’ focus of resources and investments that address housing issues and homelessness support needs across the state. It is critical that OHCS continue to communicate strategies and investments with the support and involvement of the Continuum to ensure that efforts at the state and local levels are in alignment.

#### **Participation with Oregon’s Nine Federally Recognized Tribes:**

The 2001 Oregon’s Legislature enacted SB 770, formalizing the government-to-government relationship that exists between Oregon’s Indian tribes and the State of Oregon. The bill requires state agencies to develop and implement policies on tribal relations. Provisions of the statute also include annual meetings, require key contact designation, and a government –to-government report outlining engagement activities with tribes. Oregon Housing and Community Services participates in quarterly inter-agency Tribal Cluster meetings related to health and human service’s needs, and economic and community development needs to build

open communication with tribal leaders and staff, and to gain an understanding of critical issues facing tribes. Outside of the SB 770 process, OHCS staff regularly meet individually with each tribe to understand needs and opportunities.

**Describe consultation with the Continuum(s) of Care that serves the State in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS:**

Oregon Housing and Community Services (OHCS) allocates Emergency Solutions Grant (ESG) Funds to regions across the state through the Community Action Network (CAAs) through a formula-based model that takes into consideration poverty, homelessness, and those that experiencing severe housing burden in the respective regions. The formula data elements are regularly updated and reviewed by the Community Action Agents, and they are actively involved in leadership roles for their respective Continuum of Care (CoC).

Emergency Solutions Grant (ESG) funding is utilized within a system of services funded by multiple state and federal funding sources. Several CoC funded projects utilize state funds to meet HUD ESG match requirements. The integration of funding requires OHCS to develop system performance measures that ideally align with HUD's CoC required system performance measurements. Percentage of persons who exited to or retained permanent housing, and percentage of persons who exited to permanent housing and retained permanent housing at six-month follow-ups, are the two performance measures OHCS requires to be reported. Both of these measures are closely aligned, with the [HUD COC System Performance Measures](#).

OHCS's Master Grant Agreement (MGA) application requires that our ESG subgrantees present their proposed ESG funded projects to their respective continuum leadership for review and comment.

**Agencies, groups, organizations, and others who participated in the process and consultations:**

Oregon took a broad approach to consultation for the 2024 AAP; providing notice in newspapers across the state, through email, and making the plan available on the OHCS website.

**Identify any Agency Types not consulted and provide rationale for not consulting:**

There were no agency types that were not provided an opportunity to actively be engaged, or be consulted, in the development of this plan.

## Citizen Participation (AP-12)

A 30-day public comment period was provided for the 2024 Annual Action Plan, and plan attachments. Notice of the public comment period was published in Oregon media outlets of general circulation, distributed by email to interested parties, and posted on the OHCS website in compliance with Oregon's 2021-2025 Citizen Participation Plan.

Oregonians had the ability to examine and provide public comment on the 2024 AAP from June 17, 2024 – July 18, 2024. Three newspapers requesting public comment were utilized and comments were received from June 17, 2024, to July 18, 2024. Advertisements were made with contact information also in Spanish through 'The Oregonian', 'The Bulletin', and 'East Oregonian'. Information was also posted on the OHCS website.

Business Oregon held a public comment period on the 2024 Method of Distribution from December 13, 2023, through January 13, 2024. Business Oregon received several comments at the public hearing which we responded to appropriately, see documentation in the following link: [https://www.oregon.gov/biz/programs/CDBG/Pages/public\\_comments.aspx](https://www.oregon.gov/biz/programs/CDBG/Pages/public_comments.aspx)

The opportunity for Citizen Participation is a critically important aspect in development of an Annual Action Plan and OHCS received no public comments.

# Expected Resources (AP-15)

## Introduction:

In 2024, the State of Oregon expects to receive the following HUD funds as our annual allocation:

- CDBG           \$ 13,709,841 (2024 allocation \$11,656,242, and \$2,053,599 previous PY unobligated, as of 5/1/24)
- HOME           \$ 8,497,716.84 (\$8,337,861.84 in 2024 allocation +\$159,855 in 2022 PI)
- HTF            \$ 3,193,410
- HOPWA        \$ 747,839
- ESG            \$ 2,856,430 (\$1,956,429 in 2024, \$821,681.27 unspent from 2023, and \$78,319.99 unspent from 2022)

HUD funds will be used in conjunction with other federal, state, and local funding to maximize investments in affordable housing, rental assistance and services to homeless persons, and community development activities.

## Anticipated Resources

Tables 1 & 2 - Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
<b>CDBG</b>	Public - Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	11,656,242	\$0	\$2,053,599	\$13,709,841	\$11,656,242 (1x current year allocation)	
<b>HOME</b>	Public - Federal	Multifamily Acquisition Multifamily rental new construction Multifamily rental rehab TBRA, CHDO Operating Support Grants	8,337,861.84	159,855	0	\$8,497,716.84	\$8,497,716.84 (1x current year allocation)	
<b>HTF</b>	Public - Federal	Multifamily Acquisition Multifamily rental new construction Multifamily rental rehab	3,193,410	0	0	\$3,193,410	\$3,193,410 (1x current year allocation)	
<b>HOPWA</b>	Public - Federal	Permanent housing placement	\$734,941	0	0	\$747,839	\$722,043 (1x current year allocation)	OHA uses HOPWA funds to

		Supportive services TBRA Housing Information Admin						meet the permanent supportive housing needs of people living with HIV.
<b>ESG</b>	Public - Federal	Conversion and rehab of emergency shelters Financial Assistance Overnight Shelter Rapid re-housing (rental assistance) Homeless Prevention Rental Assistance Services Transitional housing	\$1,956,429		\$900,001.26	\$2,856,430.26	\$1,956,429 (1x current year allocation)	

**Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state, and local funds), including a description of how matching requirements will be satisfied:**

**Community Development Block Grant (CDBG):**

The CDBG Administrative match requirement will be met by utilizing funds from the Special Public Works Funds which is a state-funded program. While there is no match requirement for projects seeking funding from the CDBG Program, points will be awarded in the competitive application round for projects that leverage funding from other resources. Additionally, for projects where the total cost of the project will exceed the CDBG funding request, applicants must show committed funds to ensure projects can be completed.

**HOME Investment Partnerships Program (HOME):**

Oregon Housing and Community Services (OHCS) provides tax credits and various gap financing to affordable housing developers. This process encourages creativity in the use of federal, state, and local government resources with private resources to meet the needs of communities. Oregon Housing and Community Services administers the federal LIHTC program, a major funding source for development of affordable housing. Tax credits are leveraged with other state and federal funds through a competitive Notice of Funding Availability (NOFA) process, allowing one application for several resources that are available through OHCS. Oregon Housing and Community Services also administers the non-competitive 4% tax credits used in conjunction with tax-exempt bonds.

Matching funds for the HOME Program come from various state and local resources, including the Oregon Affordable Housing Tax Credit.

**Housing Trust Fund (HTF):**

There is no non-federal match requirement for the HTF.

**Emergency Solutions Grant (ESG):**

The ESG Program requires 100 percent match and allows for a variety of match sources such as federal, state, local, and private sources. The following requirements apply to matching contributions from a federal source of funds:

- Adherence to laws and or grant restrictions which govern use of funds for match, ensuring no prohibition to matching federal ESG funds; and
- If ESG funds are used to satisfy matching requirements of another federal program, funding from that program cannot be used to satisfy the match requirements for ESG.

Non-cash matching resources may include the value of the lease on a building, salary paid to staff carrying out the program (paid for with non-ESG dollars), and the value of the time and services contributed by volunteers to carry out the program.

**Housing Opportunities for People with HIV/AIDS (HOPWA):**

As the grantee, OHA works with community housing and social service partners and leverages additional program funding to provide a continuum of HIV services. Housing Opportunities for People with HIV/AIDS funding is leveraged through additional resources. Ryan White Part B related funds and general state funds provide households served with insurance assistance, case management services, and wrap around support services. Emergency utility assistance is provided through the state's Low-Income Energy Assistance Program (LIHEAP). The HOPWA program has no match requirement, does not generate any program income, and will not use land or property that is publicly owned.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.**

OHCS does have a land acquisition program, but it is not tied to state land. While Oregon does have a significant amount of state surplus land dedicated to schools, statute requires that buyers of this surplus land pay market rate prices for the land. Ideally, this statute will be altered to prioritize using this land for affordable housing, including opportunities to preserve affordability through below-market land prices.

The 2015 State Legislature passed HB 3524, which requires the state to provide notification to developers of affordable housing when selling or disposing of appropriate real property. The Department of Administrative Services maintains a website with that information:

<https://www.oregon.gov/das/Facilities/Pages/ResLandForSale.aspx>

For other publicly owned land: The state does not control the type of applications received for block grant funds. If publicly owned land is contributed as part of a project, that should be identified in the application and would be considered as match.



# Annual Goals and Objectives (AP-20)

## Goals Summary Information

Table 3 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	CDBG - Public Works	2021	2025	Non-Housing Community Development	None	CDBG-Public Works	CDBG: \$ 7,027,882	4 Projects To benefit 7500
2	CDBG – Community/Public Facilities	2021	2025	Non-Housing Community Development and Homeless/Non-Homeless special Needs	None	CDBG-Public/Community Facilities	CDBG: \$2,652,031	3 Projects To benefit 2600/year
3	CDBG - Community and Economic Development Programs	2021	2025	Non-Housing Community Development	None	CDBG- Community and Economic Development Programs	CDBG: \$265,203	3 Communities Assisted
4	CDBG - Housing Rehabilitation	2021	2025	Affordable Housing	None	CDBG-Housing Rehabilitation	CDBG: \$3,315,038	100 Housing Units
5	CDBG - Community Capacity/ Technical Assistance	2021	2025	Non-Housing Community Development	None	CDBG-Community Capacity/Technical Assistance	CDBG: \$ 116,562	2 Projects benefited non-entitlement communities
6	CDBG – Emergency Projects	2021	2025	Non-Housing Community Development	None	CDBG – Emergency Projects	\$0	Department will ensure if a bona fide disaster occurs, projects will meet CDBG requirements and will be reported accordingly.

<b>7</b>	Prevent and divert people from becoming homeless	2021	2025	Homelessness Prevention	None	Homelessness Prevention services, financial assistance, rent subsidy and case management	HOME: \$2,167,844 ESG: \$543,887.26	Tenant-based rental assistance for 400 households  Homelessness Prevention for 750 persons
<b>8</b>	Reduce homelessness	2021	2025	Homeless	None	Rapid Rehousing with Supportive Services Rental Assistance Shelter Beds and Homeless Services Street Outreach	ESG: \$1,265,809.56	Tenant-based rental/rapid rehousing assistance for 900 persons; Shelter: 1,500persons; Street Outreach: 3,500 persons
<b>9</b>	Fund affordable housing	2021	2025	Affordable Housing	None	Accessible Housing Affordable Housing Rehabilitation and Preservation of Units	HOME: \$5,396,087  HTF: \$3,193,410	Rental units constructed: 150 Housing Units  Accessible Units: Minimum of five percent of units built.
<b>10</b>	Affirmatively further fair housing	2021	2025	Other / Fair Housing	None	Fair access to housing and housing choice	Agency Wide Expense	OHCS has a Contract with FHCO to provide fair housing services throughout the state.
<b>11</b>	Provide people with HIV/AIDS supportive housing	2021	2025	Other / Supportive housing for people with HIV	None	Permanent Housing with Supportive Services Rental Assistance	HOPWA: \$725,404	Tenant-based rental assistance and Supportive Services for 60 households.
<b>12</b>	CHDO Operating Support Grant	2021	2025	Affordable Housing	None	Affordable Housing	HOME: \$150,000	To provide operating support grants to 4 certified CHDOs that are actively involved in development of a

								HOME assisted affordable housing project.
13	Administration	2021	2025	Affordable Housing Administration	None	Accessible Housing Affordable Housing	CDBG: \$ 333,125 HOME: \$833,786 HOPWA: \$22,435 ESG: \$146,732.18 HTF: \$319,341	A percentage of each program allocation is generally allowed for administration costs.

**Goals Summary**

## Goal Descriptions

**Table 4 – Goal Descriptions**

1	<b>Goal Name</b>	<b>CDBG - Public Works</b>
	Goal Description	Provide sustainable and suitable living environments through enhancements, improvements or construction of water and wastewater systems to provide availability and accessibility to clean, safe drinking water and safe sanitary sewer systems.
2	<b>Goal Name</b>	<b>CDBG - Public/Community Facilities (SL1)/(SL3)</b>
	Goal Description	Rehabilitation or construction of community facilities such as food banks, family resource centers, community centers, senior centers, fire stations or libraries, many of which rarely produce a reliable or sufficient revenue stream to repay a loan. Rehabilitation or construction of drug and alcohol treatment centers, Head Start facilities, mental health clinics, and sheltered workshops for people with disabilities.
3	<b>Goal Name</b>	<b>CDBG - Community and Economic Development Programs</b>
	Goal Description	Improve economic opportunities for microenterprise business owners the majority of whom will be low-to-moderate income persons and provide planning grants to LMI communities for downtown revitalization, stormwater, broadband and disaster/pandemic impact analysis.
4	<b>Goal Name</b>	<b>CDBG - Housing Rehabilitation</b>
	Goal Description	Preserve decent housing, improving the sustainability and affordability of existing housing stock, through rehabilitation projects of single-family, owner-occupied homes by providing grants or loans to complete needed repairs, many of which are health and safety related. One hundred percent of the funds in this goal will serve low-to moderate-income homeowners.
5	<b>Goal Name</b>	<b>CDBG - Community Capacity/ Technical Assistance</b>
	Goal Description	Oregon uses one percent of CDBG funds to train and provide technical assistance to several economic development organizations, infrastructure conferences, and other local capacity building events, grant administration workshops, applicant workshops, grant management training, and one-on-one technical assistance.
6		<b>CDBG - Emergency Projects</b>

		<p>The State of Oregon uses CDBG funds to assist in repair or mitigate damage that were a direct result of a qualifying disaster from bona fide emergencies. To be considered a bona fide emergency the situation must be:</p> <ul style="list-style-type: none"> <li>○ Officially declared by the Governor as a "State of Emergency" needing immediate action; and, or</li> <li>○ A presidential disaster declaration has been issued for the event</li> </ul> <p>Funds for this program is limited to five percent cap of the annual allocation, this fund will be set aside at the time when we see the need.</p>
7	<b>Goal Name</b>	<b>Prevent and divert people from becoming homeless</b>
	Goal Description	Promote services to support people at risk of homelessness and work to prevent homelessness through increased housing stability using services that include but are not limited to security and utility deposit payment, rent subsidy, and case management and self-sufficiency opportunities. Acknowledge that preventing individuals and families from becoming homeless is critical to ending homelessness.
8	<b>Goal Name</b>	<b>Reduce homelessness</b>
	Goal Description	Promote programs that reduce homelessness including outreach and shelter activities but emphasizing the Housing First model of moving households to permanent housing immediately. Both homelessness prevention and rapid rehousing services couple financial and/or rent assistance with case management and self-sufficiency opportunities. Clients may be provided referrals to agencies that can help address, mitigate, and possibly alleviate other barriers causing housing instability.
9	<b>Goal Name</b>	<b>HOME and HTF- Fund affordable housing</b>
	Goal Description	Oregon HOME and HTF funds are used to finance the development of affordable housing for low-income households, HTF funds are focused largely on extremely low-income households. Funds can be used for new construction, acquisition, and rehabilitation. The HOME and HTF programs meet the accessibility requirements of section 504 of the Rehabilitation Act.
10	<b>Goal Name</b>	<b>Affirmatively further fair housing</b>
	Goal Description	Work diligently to promote fair housing and access to housing choice for all Oregonians. Take meaningful action to overcome patterns of segregation and promote inclusive communities free of barriers to opportunity. OHCS is committed to distributing resources and supporting programs to

		address housing inequities and disparities experienced by communities of color and other underserved communities.
<b>11</b>	<b>Goal Name</b>	<b>Provide people with HIV/AIDS supportive housing</b>
	Goal Description	HOPWA funds will meet the permanent supportive housing needs of people living with HIV through provision of tenant based rental assistance, supportive services, housing information and permanent housing placement, to include deposits. HOPWA funding will be leveraged through Ryan White Part B-related funds and other state funds to provide insurance assistance, case management services, and wrap around support services.
<b>12</b>	<b>Goal Name</b>	<b>Provide support grants to certified CHDOs</b>
	Goal Description	Up to five percent of the HOME allocation will be used to provide operating support grants to certified CHDOs that are actively involved in development of a HOME assisted affordable housing project.
<b>13</b>	<b>Goal Name</b>	<b>Administration</b>
	Goal Description	State Administration of CDBG, HOME, HTF, HOPWA and ESG Programs

## Allocation Priorities (AP-25)

The following section describes the reasons for program allocation priorities and how the distribution of funds will address the priority needs and goals of the Strategic Plan.

**Table 5 – Funding Allocation Priorities**

### Funding Allocation Priorities

	CDBG	HOME	HOPWA	ESG	HTF
CDBG – Public Works (%)	51	0	0	0	0
CDBG – Public/Community Facilities	19	0	0	0	0
CDBG – Housing Rehabilitation (%)	24	0	0	0	0
CDBG – Community & Economic Development Program (%)	2	0	0	0	0
CDBG – Community Capacity/Technical Assistance (%)	1	0	0	0	0
Prevent and divert people from becoming homeless (%)	0	26	0	27.8	0
Reduce homelessness (SL1) (%)	0	0	0	64.7	0
Fund affordable housing (%)	0	62	0	0	90
Support Grants for CHDOs	0	2	0	0	0
Provide people with HIV/AIDS supportive housing services (%)	0	0	97	0	0
Affirmatively further fair housing (%)	0	0	0	0	0
Administration	3	10	3	7.5	10
<b>Total (%)</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

*\*The CDBG administration costs reflects 3% is including 2% for administrative costs and the state administration with no*

*match of \$100,000. This brings the total to \$333,125. The CDBG TA is 1% with \$116,562 to support this goal. The CDBG administration plus the technical assistance (1%) costs do not exceed 3% when removing the State no match from this figure.*



## Reason for Allocation Priorities

CDBG priorities were identified based on previous program demands, past experience, and OBDD-IFA's cost/benefit analysis. By allocating the funds in this manner, it provides the state investment flexibility. OBDD-IFA is not obligated to award all the funds allocated to a particular priority or category. If a sufficient number of projects are not awarded in a particular category, applications in other categories may be funded. Each quarter the agency will conduct a target review to determine if funds should be moved from one category to another.

OHCS funding priorities have been established based on the depth of need for affordable rental housing resources in the community. TBRA is allocated through a network of Community Action Agency partners to provide housing subsidy to be used with locally available housing stock.

The majority of the HOME funding is used to finance the development of multifamily housing in the Balance of State, where there is a tremendous amount of unmet need for affordable rental housing. A small portion of the HOME funds are to support Community Housing Development Organizations in order to ensure performance, and the state's ability to meet funding requirements.

Consistent with HOME priorities, HTF funds will be used to finance units affordable to those who are extremely low income and can be used for LIHTC projects. The state HTF funds are to be available for investment statewide.

The state's community action agencies (CAAs) have historically been the conduit for pairing HOME TBRA and ESG funds with the community's most at-risk households. CAAs are in the position to identify the priority needs of their communities and coordinate assistance with other local service agencies. In 2023, 16,229 individuals received either outreach or shelter services; 190 were rehoused and/or offered rehousing services; and 173 were assisted to stay in their homes. Of all services delivered, the majority (97%) were provided to reduce homelessness.

Housing Opportunities for People with HIV/AIDS program funds are distributed in thirty-one (31) counties outside of the Portland Metropolitan Statistical Areas (MSAs). Funds are provided through direct payments to property managers and landlords on behalf of participating clients. Housing Opportunities for People with HIV/AIDS program funded activities address program objectives by providing permanent supportive housing and supportive services. These include housing placement services, case management in the form of benefits coordination, housing stability planning and housing information services. As the grantee, Oregon Health Authority

(OHA) works with community housing and social service partners and leverages additional program funding to provide a continuum of HIV services.

**How will the proposed distribution of funds will address the priority needs and specific objectives described in the Consolidated Plan?**

CDBG Section 106(d)(2)(iii) of the Housing and Community Development Act (HCDA) prohibits a state from declaring certain statutorily eligible activities as ineligible for funding under the state's program but does allow a state to establish funding priorities among the types of eligible activities. In accordance with the HCDA, the state will consider applications for funding consistent with the identified funding priorities within the CDBG Method of Distribution (MOD). A copy of the MOD may be found in the Appendix to this Plan.

The top priority needs to be addressed with CDBG funds are public works (51% of funds), housing rehabilitation (24%), community and public facilities (19%). Funds will also be allocated to Community and Economic Development Programs (2%), and as needed emergency needs. Priority of need was based on responses and information received through public outreach and consultation with advocacy groups, non-profit partners, and topical research. Details about CDBG allocation priorities can be found in the Appendix.

HOME funding priorities are designed to specifically address objectives of increasing and preserving the states affordable housing resources and providing rental assistance directly to the communities.

OHCS HOME funds are used to provide rent assistance, develop multifamily housing, and to support Community Housing Development Organizations in order to best meet the established goals and objectives.

The funding allocation priority for HOME TBRA is to provide rental assistance that will stabilize housing for very low-income households at risk of becoming homeless. The amount of funds allocated to each subgrantee is based on four criteria: the percentage of households in a subgrantee's service area with housing burden, severe housing burden, income below federal poverty level, and income at or below 50 percent median household income.

HTF will be leveraged with other federal and state funding. It will be made available through various competitive NOFA processes, issued either by OHCS or funding partners across the state as an additional source of funding for multifamily rental housing projects to serve extremely low income (ELI) households.

The distribution of ESG funds to prevent and divert people from becoming homeless, will address the priority need for rent assistance and related costs necessary for people at-risk of

homelessness to retain and secure permanent housing.

Distribution of ESG funds to reduce homelessness addresses three priority needs: rapid rehousing with supportive services, rent assistance, and shelter beds and homeless services. ESG funds dedicated to reducing homelessness will be used to engage unsheltered households; develop and operate shelters, and facilitate rapid re-housing, including providing, financial and rent assistance and services.

In 2024, the Governor of Oregon issued Executive Order 24-02, which extended the existing State of Emergency due to homelessness. The number of people experiencing homelessness in Oregon increased by 44 percent since 2017, according to the Executive Order. The order specifies goals expanding rehousing goals for individuals experiencing both sheltered and unsheltered homelessness. Because of the Executive Order, re-housing and prevention is presumed to be the leading priority in 2024.

It is important that persons with special needs in combination with homelessness receive appropriate services through ESG funding. Based on 2023 data, approximately 42 percent of people receiving ESG-funded assistance will qualify as a special needs population. Approximately five percent will be veterans.

Housing Opportunities for Persons with HIV/AIDS funded activities address program objectives by providing permanent supportive housing for people living with HIV/AIDS, and their families, through rental assistance and supportive services. Provision of HOPWA funds are based on client acuity and region capacity, ensuring funds are prioritized for those with the greatest need.

# Methods of Distribution (AP-30)

## Introduction:

This section summarizes the Methods of Distribution (MOD)—or the programs to which funds are proposed to be allocated—during the 2023 Program Year. Specific program and application requirements are detailed in the Appendix.

## Distribution Methods Program

**Table–6 - Distribution Methods by State Program**

1	State Program Name:	CDBG
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	CDBG funded activities include public works, community/public facilities, housing rehabilitation, community and economic development program, community capacity/technical assistance and emergency projects.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria	CDBG specifies the program requirements and application criteria in a detailed manner within the CDBG MOD.
	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	The State's CDBG MOD is designed in such a way that it encompasses all aspects of program eligibility, federal requirements through application process.
	Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	Not applicable to CDBG.
	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	Not applicable to CDBG.
	Describe how resources will be allocated among funding categories.	CDBG-Targeted allocation of funds provides Business Oregon investment flexibility and is based on previous demand and the department's cost/benefit analyses. After each quarterly

		round, Business Oregon conducts a targeted review to determine if funds need to be transferred from one funding category to another to address community needs. Targeted funding does not obligate Business Oregon to award all the funds targeted to each category. If a sufficient number of projects are not awarded in a particular category, applications in other categories may be funded.
	Describe threshold factors and grant size limits.	CDBG- There are multiple threshold factors to be considered and scoring preferences vary by project. Demonstrated project need and readiness are top considerations. Grant size limits for 2022 are as follows: public works projects-\$2,500,000; community/public facilities-\$1,500,000; housing rehabilitation-\$400,000 with a \$100,000 incentive focused on repairs in manufactured parks; and -community and economic development program \$50,000. While these are the maximum grants allowable, other determining factors such as need, and availability of funds are taken into consideration during the award process. Detailed information can be found in the appended MOD.
	What are the outcome measures expected as a result of the method of distribution?	CDBG - The primary objective of Oregon's CDBG program is to continuously develop viable communities by providing decent housing (DH); suitable living environments (SL) and expanding economic opportunities (EO) for low- and moderate-income persons residing within the State's non-entitlement jurisdictions.
<b>2</b>	State Program Name:	Emergency Solutions Grant/Emergency Solutions Grant - Coronavirus
	Funding Sources:	ESG
	Describe the state program addressed by the Method of Distribution.	Emergency Solutions Grant (ESG) funds are used to assist individuals and families to regain housing stability after experiencing a housing crisis, or homelessness, or being at risk of homelessness. Support can include, but is not limited to, outreach, shelter, essential services, transitional housing, permanent housing, rental assistance, case management, and assistance with self-sufficiency opportunities.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	Sixteen private nonprofits and local government entities (CAAs) apply to OHCS biennially for ESG funds. CAAs submit to OHCS applications which undergo examination by program staff for needs-based population targeting, utilization of the funds, and feasible program strategies which meet federal and state delivery requirements and priorities. Additionally, each subgrantee's knowledge of community needs, extent of engaged partners, historical delivery capacity and success are reviewed. Funds are made available upon approval of each subgrantee's application and execution of their MGA.  Each applicant is awarded funds based on a formula which considers three data elements for each county served by the organization: severe housing burden, poverty, and homelessness. Data from the Census 2021 American Community Survey, Gross Rent as a Percentage of Household Income in The Past 12 Months report, the Census SAIPE Program 2021 Poverty and Median Household Income Estimates report, and the 2019 and 2021 Point-In Time

	<p>Count is used to calculate each county’s percentage of the state’s severe housing burden, poverty, and homelessness. Further, the percentage for each county is weighted for severe housing burden at 30 percent, percentage in poverty at 45 percent, and number counted as homeless at 25 percent. This calculation is then used to determine the percentage of the State’s ESG allocation that will be awarded to each county. Applicants may serve more than one county, and once county allocations are known, OHCS calculates the percentage of the State’s ESG allocation that will be awarded to each applicant.</p>
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>Not applicable to ESG.</p>
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>Oregon Housing and Community Services (OHCS) administers federal and state homeless program funds including Emergency Solutions Grants, Emergency Housing Assistance, State Homeless Assistance Program, Housing Stabilization Program, Elderly Rental Assistance, Veterans’ Assistance, and Home Tenant-Based Rental Assistance. The distribution of these program funds is done through a Master Grant Agreement funding application process between OHCS and its Community Action Agency subgrantees. The Master Grant Agreement is the legal, agreement utilized for disbursement of OHCS administered anti-poverty grant funds.</p> <p>Subgrantees coordinate with multiple local and statewide partners to establish linkages that maximize housing stabilization efforts and address the diversity of needs of homeless persons while avoiding duplication of services. Reporting and tracking of the linkages are completed annually by each subgrantee and includes narrative descriptions of the linkages and numbers of clients served by type of linkage service. These linkages supplement the state’s federal and state homeless programs resulting in enhanced services including utility and weatherization services, Temporary Assistance for Needy Families (TANF), Head Start, family support, medical care, assistance through homeless school liaisons, workforce and job assistance, emergency food and nutrition education, child welfare support, and volunteer time and in-kind donations.</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>Not applicable to ESG.</p>
<p>Describe how resources will be allocated among funding categories.</p>	<p>During the funding application process, the subgrantee applicants submit work plans and budgets to indicate the services they will provide with their ESG funding. The budgets are divided by funding category. If the categorical division of services is approved, funds are</p>

		allocated in those categorical amounts. OHCS staff ensure the division of funds to all ESG categories conforms to the limitations of 24 CFR 576.100.
	Describe threshold factors and grant size limits.	Upon approval of each subgrantee’s application and execution of the Master Grant Agreement (MGA), funds are distributed by formula through a notice of allocation to the subgrantee. The current funding formula utilizes three data elements: severe housing burden, poverty, and homelessness.
	What are the outcome measures expected as a result of the method of distribution?	Emergency Solutions Grant (ESG) subgrantees are required to report on the following performance measure: The percentage of program participants who at program exit reside in permanent housing and maintain permanent housing for at least six months from time of exit (goal of 80 percent).
<b>3</b>	State Program Name:	HOME
	Funding Sources:	HOME
	Describe the state program addressed by the Method of Distribution.	HOME Investment Partnerships Program (HOME) funds for multifamily development are allocated through annual competitive Notices of Funding Availability. Oregon Housing and Community Service’s HOME funds may be invested in the HOME Balance of State, which is the geographic area of the State not covered by another Participating Jurisdiction.  HOME Investment Partnerships Program Tenant Based Rental Assistance (HOME TBRA) provides funds for rental assistance and deposits for low-income households. HOME TBRA is allocated to fifteen community action agencies and housing authorities across the state. The program provides medium-term rent assistance.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	In addition to meeting a variety of threshold measures, applicants are assessed against a series of competitive criteria. The overall structure of competitive criteria looks at need (20%), impact (40%), preferences (10%), financial viability (15%), and development team capacity (15%). Need examines the need for the project, its target population, and the current supply of affordable housing in the target area. Impact identifies ties to local and statewide planning efforts and initiatives as well as the services for residents and location efficiency. Preferences examine the extent to which a project serves those with the lowest incomes and is located in areas that provide opportunity. Financial viability examines the pro forma and capacity and looks at the sponsor and management agent's portfolio performance. The goal is to fund new, or preserve existing affordable housing resources, which are sustainable, address the housing needs, and have a positive impact on the residents.

	<p>The HOME TBRA funding formula is defined by four criteria: housing burden, severe housing burden, households below federal poverty level, and households at or below 50 percent median family income (MFI).</p>
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>Not applicable to HOME.</p>
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>Not applicable to HOME.</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>Not applicable to HOME.</p>
<p>Describe how resources will be allocated among funding categories.</p>	<p>HOME Investment Partnerships Program (HOME) funds will be allocated to Community Action Agencies for Tenant Based Rental Assistance, to eligible housing developers on a per project basis to increase and preserve multifamily rental housing, and through operating support grants to Community Housing Development Organizations (CHDOs). The percentages associated with each of these activities have been determined based on overall need, as well as historic performance and future expectations.</p>
<p>Describe threshold factors and grant size limits.</p>	<p>There are numerous threshold factors considered in the HOME Program. For multifamily housing development these are described in the Notice of Funding Availability (NOFA). Threshold measures include readiness to proceed, development team capacity, ownership integrity, total development cost per unit, and a program compliance review to ensure the project will meet established HOME program rules and regulations that apply to all OHCS programs, such as compliance with established rehabilitation standards. Eligible applicants for the state’s HOME program include local governments, non-profit organizations, and for-profit developers, including but not limited to cities, counties, housing authorities, service providers, community-based organizations such as CHDOs, community development corporations, and Community Action agencies. Any specific funding restrictions are established in individual NOFAs as applicable.</p> <p>HOME Investment Partnerships Program Tenant Based Rental Assistance (HOME TBRA) funds are allocated to members of the Community Action Agency network for service delivery at the local level. Funds are allocated by formula, using four criteria: housing</p>



		burden, severe housing burden, poverty, and income at or below 50 percent median family income (MFI).
	What are the outcome measures expected as a result of the method of distribution?	The program funds are expected to have outcomes that meet the objectives of providing decent affordable housing and creating suitable living environments.
<b>3</b>	State Program Name:	Housing Trust Fund (HTF)
	Funding Sources:	National Housing Trust Fund
	Describe the state program addressed by the Method of Distribution.	Housing Trust Fund (HTF) funds for multifamily development are allocated through a variety of competitive Notices of Funding Availability (NOFA). The HTF is available statewide; however, the limited number of dollars available will result in only a few projects being funded annually.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	In addition to meeting a variety of threshold measures applicants are assessed against a series of competitive criteria. The overall structure of competitive criteria looks at need, impact, preferences, financial viability, and applicant capacity. Need examines the need for the project, its target population, and the current supply of affordable housing in the target area. Impact identifies ties to local and statewide planning efforts and initiatives as well as the services for residents and location efficiency. Preferences examine the extent to which a project serves those with the lowest incomes and located in areas that provide opportunity. Financial viability examines the pro forma and capacity and looks at the sponsor and management agent's portfolio performance. The goal is to fund new, or preserve existing affordable housing resources that are sustainable, address the housing needs, and have a positive impact on the residents. Information about the affordability requirements and the criteria can be found in Appendix of the Consolidated Plan.
	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	Not applicable to HTF.
	Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	Not applicable to HTF.
	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	Not applicable to HTF.
	Describe how resources will be allocated among funding categories.	Housing Trust Fund funding will be allocated to specific eligible projects, on a statewide basis, through the established competitive NOFA process currently utilized by OHCS to

		allocate LIHTC and HOME funds. This currently includes the OHCS PSH NOFA and funding NOFAs administered by HOME PJs.
	Describe threshold factors and grant size limits.	There are numerous threshold factors that will be considered in the HTF Program. For multifamily housing development these are described in the NOFA. Threshold measures include readiness to proceed, development team capacity, ownership integrity, total development cost per unit, and a program compliance review to ensure the project will meet established HTF program rules and regulations that apply to all OHCS programs, such as compliance with established rehabilitation standards.  OHCS will utilize per-unit subsidy limits that are “reasonable” based on the actual costs of developing affordable housing in Oregon and are adjusted for the number of bedrooms in the units and the geographic location of the project. OHCS will utilize the same per unit limits for HTF.
	What are the outcome measures expected as a result of the method of distribution?	The program funds are expected to have outcomes that meet the objectives of providing decent affordable housing and creating suitable living environments.
5	State Program Name:	Housing Opportunities for Persons with HIV/AIDS
	Funding Sources:	HOPWA
	Describe the state program addressed by the Method of Distribution.	Oregon Health Authority (OHA) is the grantee for HOPWA formula funding and directly carries out program implementation.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	Oregon Health Authority (OHA) is the grantee for HOPWA formula funding and directly carries out program implementation.
	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	Not applicable to HOPWA.
	Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	Not applicable to HOPWA.
	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	Oregon Health Authority (OHA) is the grantee for HOPWA formula funding and directly carries out program implementation. Oregon Health Authority does not administer the program through project sponsors.
	Describe how resources will be allocated among funding categories.	Oregon Health Authority allocates HOPWA Formula awards based on historical need, taking into consideration the number of clients served in the prior budget period, projected

		<p>changes to the number of clients served, average costs per client, and projected changes to those average costs. Utilizing current year funding, in conjunction with remaining funds from the preceding budget years, OHA maximizes utilization of funds under the program’s capacity. After allocating across all funded service types based on future year projections, OHA allocates any remaining funds from the formula award to TBRA and PHPAs the program sees the most variation in the projections and it is the highest utilized service.</p>
	<p>Describe threshold factors and grant size limits.</p>	<p>Oregon Health Authority does not utilize a request for proposal process.</p>
	<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p>Oregon Health Authority utilizes the standard outcome measures provided by the HOPWA program: the number of clients with a housing plan, number with case management contact in accordance with the standards of service, number who had contact with a primary health care provider, number who accessed and maintained medical insurance, and number who accessed or maintained a source of income.</p>

# Projects (AP-35)

## Introduction:

The following 2024 projects have been identified for the CDBG, ESG, HOME, HTF, and HOPWA programs. These projects address the strategic goals outlined in section AP-20 (Annual Goals and Objectives):

## Project Summary Information

No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
1	2024 HOME Administration	Administration	No geographic priorities		HOME: \$833,786
	Description	OHCS costs for administration of HOME program			
	Target Date for Completion	12/31/2024			
	Estimate the number and type of families that will benefit from the proposed activities	N/A			
	Location Description	State of Oregon			
	Planned Activities	Administration costs of the HOME grant (PJ and recipient)			
2	2024 HOME Tenant Based Rental Assistance	- Prevent & divert people from becoming homeless	No geographic priorities	Rental Assistance 30% AMI Rental Assistance for families @60% AMI	HOME: \$2,167,844
	Description	OHCS Home Tenant Based Rental Assistance Program to benefit about 400 families in need			
	Target Date for Completion	12/31/2024			
	Estimate the number and type of families that will benefit from the proposed activities	400 families in need.			
	Location Description	State of Oregon			
	Planned Activities	OHCS Home Tenant Based Rental Assistance Program to benefit about 400 families in need.			

3	2024 HOME Affordable Rental Development Projects	Fund Affordable Housing	No geographic priorities	Rental Assistance 30% AMI Rental Assistance for families @60% AMI Permanent Supportive Housing Housing Rehabilitation Needs	HOME: \$5,236,232
	Description	HOME funded multifamily affordable rental project development			
	Target Date for Completion	12/31/2024			
	Estimate the number and type of families that will benefit from the proposed activities	Rental units constructed: 150 Housing Units Accessible Units: Minimum of five percent of units built			
	Location Description	State of Oregon			
	Planned Activities	Construct and rehabilitate affordable housing units.			
4	2024 CHDO Operating Grants	CHDO Operating Support Grant	No geographic priorities	Rental Assistance 30% AMI Rental Assistance for families @60% AMI Permanent Supportive Housing Rental assistance for families at 80% AMI Housing Rehabilitation Needs Community Development	HOME: \$150,000
	Description	Provide Operating subsidy for 4 CHDO's			
	Target Date for Completion	12/31/2024			
	Estimate the number and type of families that will benefit from the proposed activities	N/A			
	Location Description	State of Oregon			
	Planned Activities	Provide Operating subsidy for 4 CHDO's			
5	2023-2025 Oregon Health Authority ORH23F999	- Reduce homelessness	No geographic priorities	Rental Assistance for families @60% AMI	HOPWA: \$734,839

		- Affirmatively Further Fair Housing - Provide people with HIV/AIDS supportive housing - Housing for Persons With AIDS - Administration		Permanent Supportive Housing  Rental assistance for families at 80% AMI	
Description	Rental assistance (TBRA), deposit assistance (PHP), supportive services, housing information services and administration				
Target Date for Completion	12/31/2024				
Estimate the number and type of families that will benefit from the proposed activities	Housing for people with HIV/AIDS: 60 households (TBRA), 15 households (PHP)				
Location Description	State of Oregon				
Planned Activities	Tenant Based Rental Assistance and supportive services for 60 households				
6	ESG23 Oregon	- Prevent & Divert people from becoming homeless Reduce Homelessness	No geographic priorities	Rental Assistance 30% AMI Rental Assistance for families @60% AMI Permanent Supportive Housing Emergency Shelters Transitional Housing	ESG: \$1,956,429
	Description	Homeless prevention, Rapid Rehousing / rental assistance, shelter, and street outreach			
	Target Date for Completion	12/31/2024			
	Estimate the number and type of families that will benefit from the proposed activities	Tenant-based rental/rapid rehousing assistance for 900 persons; Shelter for 1,500 persons; Street Outreach for 3,500 persons			
	Location Description	State of Oregon			
	Planned Activities	Emergency Solutions Grant (ESG) funds are used to assist individuals and families to regain housing stability after experiencing a housing crisis, or homelessness or being at risk of homelessness. Support can include, but is not limited to, outreach, shelter, essential services, transitional housing, permanent housing, rental assistance, case management, and assistance with self-sufficiency opportunities.			

7	CDBG Community Facilities	CDBG - Community/Public Facilities	No geographic priorities	Community Development	CDBG: \$2,241,311
	Description	Funding Community Facilities project under the 2024 MOD			
	Target Date for Completion	12/31/2024			
	Estimate the number and type of families that will benefit from the proposed activities	This project is to satisfy national objectives LMA and LMC.			
	Location Description	State of Oregon			
	Planned Activities	Planned activities are described in Chapter 11 of the 2024 MOD, available here: <a href="https://www.oregon.gov/biz/Publications/CDBG/2024_MOD.pdf">https://www.oregon.gov/biz/Publications/CDBG/2024_MOD.pdf</a>			
8	CDBG Community and Economic Development Programs	CDBG - Community and Economic Development	No geographic priorities	Community Development	CDBG: \$265,203
	Description	Funding for the Community and Economic Development Programs projects in accordance with the 2024 MOD.			
	Target Date for Completion	12/31/2024			
	Estimate the number and type of families that will benefit from the proposed activities	This project will be to benefit LMA, and LMI micro-enterprises.			
	Location Description	State of Oregon			
	Planned Activities	Planned activities are described in Chapter 9 of the 2023 MOD, available here: <a href="https://www.oregon.gov/biz/Publications/CDBG/2024_MOD.pdf">https://www.oregon.gov/biz/Publications/CDBG/2024_MOD.pdf</a>			
9	CDBG - Public Works	CDBG - Public Works	No geographic priorities	Community Development	CDBG: \$7,027,882
	Description	Funding for the CDBG Public Works Project governed under 2024 MOD.			
	Target Date for Completion	12/31/2024			
	Estimate the number and type of families that will benefit from the proposed activities	7500 persons			
	Location Description	State of Oregon			

	Planned Activities	Planned activities are described in Chapter 10 of the 2023 MOD, available here: <a href="https://www.oregon.gov/biz/Publications/CDBG/2024_MOD.pdf">https://www.oregon.gov/biz/Publications/CDBG/2024_MOD.pdf</a>			
10	CDBG Housing Rehabilitation	CDBG Housing Rehabilitation	No geographic priorities	Housing Rehabilitation Needs	CDBG: \$3,315,038
	Description	Funding for Housing Rehabilitation Program under 2023 MOD			
	Target Date for Completion	12/31/2024			
	Estimate the number and type of families that will benefit from the proposed activities	We have no control in applications received however, 100% of families served will be LMI.			
	Location Description	State of Oregon			
	Planned Activities	Planned activities are described in Chapter 12 of the 2024 MOD, available here: <a href="https://www.oregon.gov/biz/Publications/CDBG/2024_MOD.pdf">https://www.oregon.gov/biz/Publications/CDBG/2024_MOD.pdf</a>			
11	CDBG State Administration	Administration	No geographic priorities		CDBG: \$329,988
	Description	Funding State Administration from 2024 CDBG Allocation			
	Target Date for Completion	12/31/2024			
	Estimate the number and type of families that will benefit from the proposed activities	N/A			
	Location Description	State of Oregon			
	Planned Activities	Planned activities are described in Chapter 5 of the 2024 MOD, available here: <a href="https://www.oregon.gov/biz/Publications/CDBG/2024_MOD.pdf">https://www.oregon.gov/biz/Publications/CDBG/2024_MOD.pdf</a>			
12	CDBG 1% - Technical Assistance	CDBG - Community Capacity / Technical Assistance	No geographic priorities		CDBG: \$116,562
	Description	Funding CDBG 1% technical assistance projects under the 2024 MOD.			
	Target Date for Completion	12/31/2024			
	Estimate the number and type of families that will benefit from the proposed activities	N/A			
	Location Description	State of Oregon			



	Planned Activities	Activities are described in Chapter 1 of the 2024 MOD, available here: <a href="https://www.oregon.gov/biz/Publications/CDBG/2024_MOD.pdf">https://www.oregon.gov/biz/Publications/CDBG/2024_MOD.pdf</a>			
13	2024 HTF Affordable Rental Housing Development	Fund Affordable Housing	No geographic priorities	Housing Rehabilitation Needs	HTF: \$3,193,410
	Description	HTF Multifamily affordable rental development			
	Target Date for Completion	12/31/2024			
	Estimate the number and type of families that will benefit from the proposed activities	30 Household Housing Unit			
	Location Description	State of Oregon			
	Planned Activities	Construct and rehabilitate housing			
14	2024 HTF Administration	Administration	No geographic priorities		HTF: \$3,193
	Description	OHCS costs for the administration of the HTF Program.			
	Target Date for Completion	12/31/2024			
	Estimate the number and type of families that will benefit from the proposed activities	N/A			
	Location Description	State of Oregon			
	Planned Activities	Administration costs of the OHCS 2023 HTF expenses.			

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.**

HOME and HTF allocation priorities are set up with a number of factors being considered. Among them are Consolidated Plan goals, AI barriers, Federal and State priorities, partner and user input, capacity, and need. OHCS has particularly focused on serving underserved populations focusing on equity and racial justice and ways to improve capacity in rural communities. OHCS has developed program set asides for different regions of the State to better address the specific needs and obstacles faced by like sized communities. Approval of these priorities is done publicly through the OHCS Housing Stability Council. For CDBG, the program priorities are outlined in the 2024 Method of Distribution (MOD), which is attached to this plan. Emergency Solutions Grant (ESG) is allocated by formula.

Projects identified are aligned with the goals and objectives identified in AP-20.

## Section 108 Loan Guarantee (AP-40)

**Will the state help non-entitlement units of general local government to apply for Section 108 loan funds?**

No.

### **Available Grant Amounts**

Not applicable.

### **Acceptance process of applications**

Oregon's CDBG Section 108 Loan Guarantees are not currently identified as a priority of funding.

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# Community Revitalization Strategies (AP-45)

**Will the state allow units of general local government to carry out community revitalization strategies?**

Yes.

**State's Process and Criteria for approving local government revitalization strategies:**

Units of General Local Government (UGLG) will need to apply for funding during the open application process each year. The UGLG will need to provide justification for any need if requesting funds from the Community and Economic Development Program for planning or revitalization funds. If an UGLF receives funding, then the planning document must result in an eligible CDBG project. Further, if a component of the strategy fits within the CDBG funding priorities, as outlined in the MOD, and is eligible for funding under the CDBG program (e.g., upgrade city wastewater system, rehabilitate a community facility, etc.), the UGLG could apply for assistance under CDBG for that component of the identified revitalization plan.

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## Geographic Distribution (AP-50)

### **Description of the geographic areas of the state (including areas of low-income and minority concentration) where assistance will be directed:**

Oregon does not target specific geographic areas for funding; however, funding is provided throughout the non-entitlement areas of the state. OHCS's ESG and HOME TBRA program funds are allocated to community action agencies. This network of service agencies covers every county in the state. No other geographical considerations are used when determining allocation of these funds. In some instances, HOME TBRA can be used for residents of a county but not a particular city in the county if the city receives its own HOME funds.

### **Rationale for the priorities for allocating investments geographically:**

The funds for the CDBG, HOME, HTF, ESG, and HOPWA programs are not allocated using geographic priorities. Oregon is committed to ensuring public resources are invested in a way that is responsive to the diversity of low-income housing needs, public infrastructure, community facilities and microenterprise needs around the state.

### **Community Development Block Grant (CDBG):**

CDBG funds are awarded on an annual basis to eligible units of general local government (UGLG) in the non-entitlement areas of the state. If sufficient funds remain from an application round, another application round may be opened. If an additional competitive application round will be held, notice will be provided to all known eligible applicants via website postings, e-newsletters, and listserv distributions. Allocations are made through a competitive application process. Details of this process can be found in the CDBG Method of Distribution (MOD).

The MOD is included in the Grantee Unique Appendix.

### **HOME Investment Partnerships Program (HOME):**

HOME funds for multi-family projects are distributed on a competitive basis through the NOFA application process to any qualified project located in a jurisdiction that does not directly receive HOME program funds from HUD (the Balance of State).

Up to 24 percent of HOME funds are allocated to Tenant Based Rental Assistance (HOME TBRA) to serve households at or below 50 percent median family income (MFI). HOME Tenant Based Rental Assistance allocations are determined using a formula established by a strategic need

analysis which factors in the percentage of cost-burdened, severely cost burdened poverty level households, and households with 50 percent or less median income. HOME Tenant Based Rental Assistance is allocated to subgrantees in the non-entitlement areas of the state. Each subgrantee may coordinate with local entitlement areas to permit participating households to use the assistance outside the subgrantee's boundaries if the jurisdictions involved so choose.

**Housing Trust Fund (HTF):**

HTF funds are primarily distributed to projects awarded to OHCS Permanent Supportive Housing (PSH) resources through the Oregon Consolidated Application (ORCA) process. PSH dollars provide housing development assistance to projects serving households below 30% FMI, similarly to HTF resources.

Geographic measures of needs are based on the percentage of the state's severe rent burdened and low-income renter households in each city or county (need distribution), the sum of the city and county funded affordable housing units (affordable housing inventory), and a comparison of the actual distribution of the affordable housing units to how the affordable housing units would be distributed using the need distribution calculation (underserved geography calculation).

**Emergency Solutions Grant (ESG):**

Distribution of ESG funds follow an allocation formula based on the percentage of the state's severely rent-burdened households in each county, the homeless count, and economically disadvantaged households. Economically disadvantaged households are defined as a percent of total households based on the number of persons living below the federal poverty line reported in the Census Bureau's Small Area Income and Poverty Estimates report.

**Housing Opportunities for People with HIV/AIDS (HOPWA):**

Housing Opportunities for People with HIV/AIDS funds are distributed based on client acuity and caseload capacity and made through direct payment to property managers and landlords on behalf of participating clients. Clients are prioritized for assistance based on their assessed need. The distribution of resources closely aligns with the HIV prevalence in the Balance of State.

# Affordable Housing (AP-55)

## Introduction:

One Year Goals for the Number of Households to be Supported	
Homeless	900
Non-Homeless	650
Special-Needs	60
<b>Total</b>	<b>1610</b>

## One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	1360
The Production of New Units	150
Rehab of Existing Units	100
Acquisition of Existing Units	0
<b>Total</b>	<b>1610</b>

## One Year Goals for Affordable Housing by Support Type

### Discussion:

The CDBG one-year goal for the number of households supported through rehab of existing units is one hundred (100) and is based on past years' activities. The CDBG program funding of housing-related activities is limited to low-and moderate income, single-family owner-occupied homes; a minimal amount of the overall CDBG program. Rehabilitation of existing single-family, owner-occupied, units will be funded primarily through CDBG resources within the CDBG Housing Rehabilitation program administered by OBDD.

Oregon Housing and Community Services, through the HOME program, expects to produce eighty (80) new units through the construction of new affordable housing. The HTF is expected to produce forty (40) units that will serve extremely low-income households.

Oregon's HOPWA program helps create a continuum of stable, sustainable housing for people living with HIV/AIDS. The objective of HOPWA is to assist households in establishing and maintaining a stable living environment that is safe, decent, and sanitary, reducing the risks of homelessness, and improving access to HIV treatment and other health care and structural supports. Housing Opportunities for People with HIV/AIDS promotes client housing stability and

acts as a bridge to long-term assistance programs such as The Housing Choice Program (formerly known as Section 8), or to self-sufficiency. In 2023, OHA will support sixty (60) households with tenant based rental assistance through HOPWA formula funds.



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# Public Housing (AP-60)

## **Introduction:**

OHCS is a state housing finance agency and does not manage public housing.

## **Actions planned during the next year to address the needs to public housing:**

Actions to address the needs for public housing are performed by Oregon's Public Housing Authorities; however, Oregon, through OHCS, contributes financial or community resources to Public Housing projects through LIHTC, tax-exempt conduit bond loans, Oregon Affordable Housing Tax Credit (OAHTC), and through other state funding opportunities, generally on a competitive basis.

OHCS has engaged with PHAs and is providing set aside preservation and 4% LIHTC dollars for PHA's participating in the Rental Assistance Demonstration (RAD) program. OHCS is working closely with these PHAs to help them leverage the resources they need to preserve assisted rental housing in Oregon. This process has involved outreach, education, and financial planning at both the Housing Authority and state level.

## **Actions to encourage public housing residents to become more involved in management and participate in homeownership:**

Actions to encourage public housing residents to become more involved in management, and participate in homeownership, are primarily performed by Oregon's Public Housing Authorities. However, Oregon's Individual Development Account (IDA) program is available to residents of public housing and provides state sponsored financial incentives to achieve self-sufficiency goals including homeownership.

## **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance:**

Public housing authorities (PHAs) located in Oregon that are designated as troubled by HUD work directly with HUD to resolve any issues. OHCS has the ability to utilize state funding such as the General Housing Account Program to provide technical assistance to troubled PHA's in Oregon if necessary. No formal program has materialized as of this date.

# Homeless and Other Special Needs Activities (AP-65)

## Introduction

To meet the unmet housing need Governor Tina Kotek established a goal of producing 36,000 new housing units per year while preserving all existing subsidized units. In a time when vacancy rates are exceptionally low, people and families face significant housing instability and increased housing costs, which means families have fewer resources available to meet their basic needs of food, clothing, and medicine.

OHCS, through its Community Action Agency (CAA) network and other service providers, uses ESG funds for street outreach, emergency shelter, rapid re-housing, homelessness prevention, and data collection. ESG funds are used in conjunction with other state and federal homeless funds to provide a continuum of services with an emphasis on rapid re-housing and housing stabilization.

Below is a table highlighting the number of clients served with ESG funds in 2023 who are considered to be part of a special needs population – defined in the consolidated action plan as elderly, individuals with disabilities, people with mental health conditions, people with substance use disorders, intimate partner violence survivors, justice-involved residents, and people living with HIV/AIDS.

Special Needs Population	Number of Clients in Population	Percent of Total Clients Served
Aged 65 or Older	796	4.50%
Mental Health Disorder	3,766	25.45%
Physical Disability	3,084	20.84%
Substance Use Disorders (Alcohol, Drugs, or Both)	2,440	16.49%
People living with HIV/AIDS	51	0.34%
Domestic Violence History	3,140	21.22%
Justice-Involved Residents	284	1.92%
Veteran	487	5.35%
Chronically Homeless	1,913	21.00%

Oregon communities identified bringing water and public infrastructure into compliance with local and federal regulations as their highest priority for non-housing and community development needs funded by the CDBG program. Oregon communities also identified the need to address homelessness and efforts to reduce the causes of homelessness as significant.

To that end, within the CDBG program, housing rehabilitation, domestic violence shelters, Head Start and food bank projects are considered to be a higher priority for the program. Housing Rehabilitation repairs help to maintain existing housing stock for low- to moderate- income persons thereby reducing the potential likelihood of homelessness or home insecurity. Similarly, the Community Facility type projects identified above, provide safe shelter and assistance to reduce food insecurity and potential homelessness.

The 2021-2025 Consolidated Plan is designed to help jurisdictions develop a strategic plan to address their housing and non-housing community development needs. The strategic plan builds on the findings of the Needs Assessment and Market Analysis by requiring that the state develop goals to meet the needs of the communities HUD serves. The strategies and goals of the plan were developed in partnership with the community, and with an eye toward social equity. This work is built on the foundation of the 2021 Analysis of Impediments to Fair Housing Choice and will inform the Statewide Housing Plan (ORS 456.572), the planning work of the Oregon Health Authority, and that of OBDD-IFA.

The Annual Action Plans (AAP) describes the goals associated with the federal funding received through Consolidated Plan programs and the companion Consolidated Annual Performance and Evaluation Reports (CAPER/PER) details the extent to which the state of Oregon was able to achieve those stated goals.

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:**

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

OHCS, together with the CAAs and other service providers across the state, use ESG funds to engage with unsheltered households and assist homeless households to obtain shelter or re-housing.

While the priority is to use ESG funding to quickly re-house homeless families, Oregon faces an unsheltered homelessness crisis. Because of this, Oregon has approved using ESG funds to conduct street outreach by CAAs to unsheltered individuals. As part of the outreach efforts, CAAs inform unsheltered people of resources available to them and work to connect them to those resources. The types of outreach a service provider will use depends on the community, demographics, and special needs of the populations being served. It is imperative that service agencies understand the demographics of the people living in their service areas. OHCS requires all ESG subgrantees to submit an Affirmative Outreach Plan (24 CFR 576.407(b)), as well as a written statement or plan for assisting applicants and clients with Limited English Proficiency

(LEP) requirements. In conjunction with annual Point in Time counts, many OHCS ESG subgrantees conduct a Project Connect-type event as an outreach tool to provide services for people who are homeless or at risk of homelessness. Project Connect, and similar one-or two-day events, offer a one-stop location where people experiencing or at-risk of homelessness can receive specialized services such as medical and dental care, hot meals, food boxes, clothing, camping supplies, eye exams, veterinary exams for pets, and legal services. These gatherings are an excellent tool to connect with hard-to-reach populations and start developing relationships.

Continuums of Care, CAAs, and service agencies across Oregon use a Coordinated Entry process to maximize and control applicant intake. Coordinated Entry systems allow the provider to assess a person's needs using a centralized database, ensuring that each person receives a thorough, expedited assessment along with a coordinated approach to services. Use of standard assessment tools can help to align appropriate services with resources to fit personal needs. Through a network of case management, community-based support systems, financial and rent assistance and self-sufficiency opportunities, homeless and at-risk households are linked to services designed to help them obtain or retain housing stability.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Coordinated Entry systems optimize CAA efforts to coordinate with area nonprofit providers, and state and local governments, promoting effective use of, and access to, mainstream programs and self-sufficiency services aimed at ending homelessness.

When entering shelter, an individual is assessed and provided essential services based on their needs and the services available. Services may include referral for mental health care, life skills support, personal budgeting and finance, conflict resolution, and other needed skills that help reduce barriers and retain housing stability.

### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Through various program funds allocated by OHCS, Oregon's CAAs provide comprehensive services and support for households transitioning from homelessness to housing. Through a network of services that include case management, community-based support systems, and location of available housing, people experiencing or at risk of homelessness are linked to

services designed to assist households reach and maintain housing stability. OHCS promotes the use of a Housing First approach and will encourage subgrantees to use this model to keep shelter stays brief whenever possible. The approach is designed to serve the basic needs of the person before working to resolve identified barriers to housing. Shelter and housing providers can inadvertently institute barriers that keep homeless or extremely low-income households from being eligible for assistance. OHCS continues to work with subgrantees through workshops and other communication so subgrantees have the tools to identify and remove barriers in shelters and housing.

Multiple efforts are being made to encourage landlords to rent to those experiencing or at-risk of experiencing homelessness. OHCS manages two landlord guarantee programs for reimbursement of unit damage and loss of rent. One program is designed to encourage landlords to rent to tenants in HUD's Housing Choice Voucher Program. The other program provides landlords with assurances for recourse if they rent to a high-risk tenant.

Many subgrantees have hired a dedicated staff position to concentrate on identifying and securing housing units for their program participants. These housing navigators explain rent-assistance programs to landlords, keep abreast of housing opportunities in their service communities, and assist their agency's clients in their housing search.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

OHCS delivers rental assistance services through a statewide network of CAAs, which is also the statewide system for delivery of anti-poverty services, including the Community Services Block Grant (CSBG). Community Action Agencies are able to align their poverty and homelessness resources to prevent homelessness and provide connections to supportive mainstream and community resources (i.e., employment services, child welfare assistance, TANF programs, etc.). OHCS encourages CAAs to work closely with community coordinated care organizations, culturally responsive organizations, governmental entities, nonprofits, mental and physical health providers, schools, public safety providers and others to design, implement, and deliver programs and services as partners in service to the most vulnerable Oregonians.

OHCS recognizes the importance of providing services and support to youth who are experiencing homelessness and transitioning out of institutions with obtaining high levels of support. In light of that need, OHCS has begun to establish a state-funded Rental Assistance for

Youth program that will launch in the fall of 2022. This program will be administered as a pilot to ensure that local communities in 3 selected regions can design a program to support youth experiencing homelessness with long term solutions. We are encouraging the three local providers to work with existing resources as much as possible, including Continuum of Care funds, Youth Homeless Demonstration Program (YHDP) and the Emergency Solutions Grant program. This tailored approach to each community’s needs and available resources will ensure that we utilize federal funding alongside state and local resources to better leverage the overall system capacity. OHCS is excited to report on the outcomes of this work in the coming year. Furthermore, OHCS has partnered with the Oregon Department of Human Services to administer a \$9 million State Funded program for youth homeless services providers across the State. This program will ensure we continue to leverage the expertise of youth in resolving their experiences of homelessness while also augmenting important federal investments in youth homelessness to date.

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# HOPWA Goals (AP-70)

## One Year HOPWA Goals

<b>Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family</b>	<b>0</b>
<b>Tenant-based rental assistance</b>	<b>60</b>
<b>Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds</b>	<b>0</b>
<b>Permanent housing placement in the form of security deposits</b>	<b>15</b>
<b>Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds</b>	<b>0</b>
<b>Total</b>	<b>60 (unduplicated)</b>

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# Barriers to affordable housing (AP-75)

## Introduction:

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment:**

The State of Oregon has made many great strides the past few years to create an environment that is more friendly to affordable housing production. In 2019, HB-2001 eliminated single family zoning in cities with more than 10,000 people requiring the ability to build duplexes in areas zoned for single families. The Portland metropolitan area went even further requiring cities and counties to allow for quadplexes and “cottage clusters” of homes around a common year.

Also in 2019, HB-2003 reformed land use planning by including a requirement for local adoption of Housing Production Strategies (HPSs) and the development of a new pilot methodology for estimating statewide housing need. This methodology called for a Regional Housing Needs Analysis methodology to be created and used when determining local housing needs in the planning process.

This process, now called the Oregon Housing Needs Analysis has resulted in a closer working relationship between the Department of Land & Conservation Development (DLCD) and OHCS as subsequent legislation such as a budget note attached to HB-5006 continue to require that this process be better refined and move toward implementation.

OHCS is also working with DLCD to provide data around System Development Charges (SDC's) to determine if a program assisting rural governments could increase housing development in these areas as SDC charges have been identified as a possible barrier.

Though more work is to be done, the State of Oregon continues to identify affordable housing development barriers and works to remediate these barriers wherever possible.

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## Other Actions (AP-85)

### **Introduction:**

This section describes the actions, and strategies, Oregon plans to take during the current Five-year Consolidated Plan period to foster and maintain affordable housing, evaluate, and reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

### **Actions planned to address obstacles to meeting underserved needs:**

The 2021-2025 Consolidated Plan includes an Analysis of Impediments document covering the same period. This robust document outlines the various barriers the state continues to face as it continues to try and address underserved needs. The Analysis of Impediments document includes an action plan section which the state will use as a roadmap over the next five years to address underserved needs.

### **Actions planned to foster and maintain affordable housing:**

Research and outreach efforts show a considerable shortage of affordable housing in Oregon. Each year tax credits and rent subsidy contracts expire, jeopardizing Oregon's affordable housing stock, and risking a loss of units to the open market. Preserving decent housing, improving sustainability and affordability, and rehabilitation of units, are strategies Oregon will use to retain existing affordable housing. This task is becoming increasingly difficult as federal funds decrease or remain stagnant while construction cost rise.

OHCS's Home Ownership Assistance Program (HOAP) includes a First-time Homebuyer Program, and provides education and down payment assistance, a lender toolkit and resources, foreclosure prevention counselors and resources, and energy bill payment and weatherization assistance.

OHCS administers the HOME program for the balance of state, and the HTF program for the State of Oregon. For 2024 HOME and HTF resources, OHCS will be rolling out the Oregon Centralized Application (ORCA) process to select projects for funding based on first come, first served approach for projects that meet OHCS established threshold criteria. Oregon has adopted a 60-year affordability standard, extending well beyond the required period of affordability. It is very difficult to serve extremely low-income persons with the limited amount of funding available.

OHCS provides federal and state tax credits and other available gap financing to affordable

housing developers. OHCS administers the federal LIHTC program, a major funding source for development of affordable housing. Tax credits are leveraged with other state and federal funds through a competitive NOFA process, allowing one application for all resources available through the NOFA. The nine percent LIHTC NOFA includes other state resources such as the Oregon Affordable Housing Tax Credit, Low Income Weatherization funds, and a portion of the HOME funds in the balance of state. OHCS also administers the non-competitive four percent tax credits used in conjunction with tax-exempt bonds.

### **Actions Planned to Reduce Lead Based Paint Hazards:**

OHCS strategies to address lead-based paint (LBP) hazards and increase access to housing without LBP hazards include:

- Inspection of OHCS funded properties for LBP hazards
- Implementation of monitoring, or informing property owners of monitoring requirements; and
- LBP education and training for staff and partners

OHCS' portfolio does not currently include any projects with hazards of lead poisoning, however properties constructed prior to 1978 may be subject to requirements for assessment, evaluation, and mitigation of LBP, per federal regulation 24 CFR Part 35. OHCS compliance officers determine if monitoring for LBP is required and, if necessary, implement, or advise property owners of monitoring requirements.

The ESG and HOME TBRA programs require a visual assessment for LBP hazards as part of the housing standards inspection prior to rental of units built prior to 1978, and the household includes a child under age six.

OBDD-IFA developed procedures to eliminate the hazards of lead poisoning due to the presence of LBP in housing assisted with Community Development Block Grant funds. In accordance with the Lead Based Paint Hazard Reduction Act of 1992 (Title X) the state established a certification program for inspectors and contractors and accrediting programs for trainers.

All purchasers and tenants of CDBG assisted emergency homeless shelters, transitional housing and domestic violence shelters constructed prior to 1978 receive a notice about the potential hazards of LBP. Grant recipients must keep documentation of the notifications in their local project file.

In addition, department staff has opportunities to continue LBP education by attending HUD

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sponsored trainings on healthy homes, LBP rules, repairs, and technical assistance.

**Actions planned to reduce the number of poverty-level families:**

OHCS will continue to address poverty and reduce the number of poverty level families through the use of affordable housing opportunities and by attaching supportive services many of the housing opportunities financed by the State of Oregon. In addition, OHCS offers a number of other opportunities to help reduce poverty including but not limited to the Individual Development Account Program, down payment assistance program providing families the opportunity to wealth build through homeownership and through support of educational and training programs designed to help families achieve self-sufficiency.

**Actions planned to develop institutional structure:**

Oregon's institutional delivery structure system's strengths are through collaboration and coordination with our partners. Following are some of the ways Oregon and our partners are working to enhance coordination and implementation of the Consolidated Plan:

- Ongoing implementation of the coordinated entry system. The standard assessment tool identifies need, eligibility, support, and availability of services, allowing acceleration of assessment and placement.
- Working with CAAs and CoCs to develop partnerships with culturally specific and culturally supportive organizations to increase access to housing and services in communities of color.
- Expanding the HMIS Section of OHCS to enhance the quality of data gathering, data reporting and analysis.
- Continued support of the PSH Institute to build a robust pipeline of PSH projects, including projects developed by partners located in rural Oregon.
- Every five years a Statewide Coordinated Statement of Need (SCSN) and Comprehensive Plan are submitted to the United States Department of Health and Human Services, HIV/AIDS Bureau. The SCSN planning process provides a collaborative mechanism to identify and address significant care and treatment issues related to the needs of people living with HIV/AIDS, and to maximize coordination, integration, and effective linkages across all Ryan White Program sections.
- Technical assistance to help cities and counties navigate the CDBG program requirements are provided by Business Oregon.

**Actions planned to enhance coordination between public and private housing and social**

**service agencies:**

OHCS delivers rental assistance services through a statewide network of CAAs, which is also the statewide system for delivery of anti-poverty services, including the Community Services Block Grant (CSBG). CAAs work extensively with governmental entities, nonprofits, mental and physical health providers, schools, public safety providers, and others to design, implement, and deliver programs and services to low-income individuals and families.

Community Action Agencies are key participants in their respective Continuums of Care, which enables them to be a community hub for linking low-income people to mainstream supportive services. CAAs maintain partnerships with systems of care to ensure coordination, and to avoid duplication of services.

The Department of Human Services (DHS) uses TANF funds to address crisis and short-term needs that put low-income families with children at risk of becoming homeless. OHCS partners with DHS in this effort and works to strengthen and expand this program as well as replicate similar partnerships with other state departments.

Continuums of Care use a coordinated entry process to screen applicants. This identifies an applicant's housing needs as well as visible and hidden barriers to obtaining housing. Reaching across disciplines increases the possibility of touching upon a cross section of life skills support, substance and or alcohol abuse treatment, anger management, counseling, and other areas that may help a person maintain housing stability.

In 2015, the Oregon Legislature approved an expansion of the Housing Council to become the Oregon Housing Stability Council and include additional members to enhance coordination between public and private housing and social service agencies. The Housing Stability Council and the Community Action Partnership of Oregon are key networks that work to ensure a statewide continuum of housing and services for low-income households, people experiencing homelessness, and special needs populations.

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# Program Specific Requirements

## (AP-90)

### **Introduction:**

The following section addresses program-specific requirements for the CDBG, HOME, ESG, HTF and HOPWA programs included in the Annual Action Plan.

### **Community Development Block Grant Program (CDBG)**

#### **Reference 24 CFR 91.320(k)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

There is no program income expected for the CDBG program before the start of the program year, nor the remaining items identified under point 2-5 in the table “Use of CDBG Funds”.

The estimated percentage for number 2, “Other CDBG requirements” is calculated for a consecutive period of three years (2021-2024).

Urgent need amount is currently unknown as CDBG funds, and at any time during the program year may be utilized to provide grants to eligible applicants for projects arising from bona fide emergencies.

<b>1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed</b>	<b>0</b>
<b>2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan</b>	<b>0</b>
<b>3. The amount of surplus funds from urban renewal settlements</b>	<b>0</b>
<b>4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.</b>	<b>0</b>
<b>5. The amount of income from float-funded activities</b>	<b>0</b>
<b>Total Program Income</b>	<b>0</b>

#### Other CDBG Requirements

<b>1. The amount of urgent need activities</b>	<b>0</b>
<b>2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70 percent of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.</b>	<b>100% (2024-2026)</b>

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**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.320(k)(2)**

**1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

OHCS does not offer any other form of investment beyond those identified in 24 CFR 92.205 for the HOME program.

The state does not plan in advance to limit or give preference to special needs populations in HOME funded projects but will consider proposals made by developers when applications are received in response to the annual NOFAs. Projects serving special needs populations may receive HOME funding if it is determined that there is a great need for affordable housing for that specific population in the community where the proposed project will be located, OR if other funding in the proposed project requires a specific special needs population be given a preference. For example, if the project receives funding to serve Veterans, OHCS will allow Veterans to be given a preference, but we don't know this in advance of the NOFA.

**2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

OHCS does not operate a HOME funded homebuyer program.

**3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**

OHCS does not operate a HOME funded homebuyer program.

**4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

OHCS does not use HOME funding to refinance existing debt.

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**Emergency Solutions Grant (ESG)  
Reference 91.320(k)(3)**

**1. Include written standards for providing ESG assistance (may include as attachment)**

Subgrantees are required to comply with OHCS minimum standards, develop agency standards, or comply with standards set by their Continuum of Care (CoC) as guidance for how they will use their ESG funds.

Subgrantees must verify their compliance with OHCS minimum standards and/or submit their proposed standards for OHCS approval through the Master Grant Agreement (MGA) funding application process. Compliance with ESG standards is also included in OHCS monitoring of subgrantees. OHCS minimum written standards are provided to grantees through the Emergency Solutions Grant Operations Manual. The standards may be found in [Emergency Solutions Grant Program Operations Manual](#).

**2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.**

The following Coordinated Entry plans are in effect:

**Balance of State (OR-505) – Rural Oregon Continuum of Care (ROCC)**

The ROCC has identified service agencies in each of its 28 counties to be the primary access point for all persons seeking services. Each lead agency provides an in-person or telephone assessment and entry into the county's Coordinated Entry system. Alternative methods of assessment are available through the use of outreach teams. Assessments include the completion of a standard base assessment and VI-SPDAT, with a separate standardized process for persons fleeing domestic violence. Each lead agency has established prioritization processes for each program the agency operates. Prioritization criteria ensures the most vulnerable, chronic, and homeless individual or household is receiving services first. Each partnering agency keeps a by-name list and follows a referral process.

**Central Oregon (OR-503) – Homeless Leadership Coalition (HLC)**

HLC's Coordinated Entry process is a "multiple door" model. VI-SPDATs are completed for homeless households by trained assessors at all Central Oregon CES member agencies. CES staff meet monthly for case conferencing to identify participants who are highly vulnerable or have self-resolved or left the region. They review the list to see which agency the household is working with. If the household is not connected to an agency, the Housing Navigator at NEIGHBORIMPACT will add the household to his/her case load. All households receiving the Continuum's funding are assisted through this process.



**Clackamas County (OR-507)**

Clackamas County's Coordinated Entry process – Clackamas County Coordinated Housing Access (CHA) – is a “multiple door” model; multiple partner agencies can assess a client for housing services. If people contact an agency directly, they will be assessed by that agency. Additionally, people needing assistance can call a central phone number that routes the caller to an agency on a rotational basis. All partnering agencies use the same process, tools, and criteria. A specialized process is used for persons fleeing domestic violence.

**Jackson County (OR-502)**

Jackson County's Coordinated Entry process is a “multiple door” model. Street Outreach Workers and Access Point Assessors, located at various agencies in Jackson County, complete a standard vulnerability assessment of the household's needs. The household information is added to the Continuum's Centralized Interest List (CIL). The HMIS/CE Coordinator at ACCESS refers CIL households to partner agencies according to the priority and type of needs of the household. The Continuum's prioritization policy is analyzed annually to make sure the coordinated entry system's people-centered approach continues to assist the most vulnerable households first.

**Lane County (OR 500) – Lane County Poverty and Homeless Board**

Lane County's Coordinated Entry process is a “multiple door” model. Front Door Assessors, located at various social service agencies, work with homeless households to complete a standard assessment that identifies the best type of services for the household. Front Door Assessors make a referral to the Central Waitlist (CWL). The referrals are reviewed by Lane County Human Services Division staff, and the households are prioritized by level of vulnerability and referred to housing programs as appropriate.

**OR-504 -- Mid-Willamette Valley Homeless Alliance**

This continuum of care was officially recognized by HUD in December 2019. The continuum serves Marion and Polk counties. They are working to develop their coordinated entry methodology. Until that is adopted, they are using the Coordinated Entry process implemented by the Rural Oregon Continuum of Care.

**Multnomah County (OR-501)**

Multnomah County's coordinated entry system is entitled “A Home for Everyone”. There are multiple local coordinated access points in place for each of four sub-populations of people experiencing homelessness: adults unaccompanied by minor children, families with minor children, unaccompanied youth, and households fleeing domestic violence. There is also a

process in place to rapidly connect Veterans experiencing homelessness to housing and support services through the Veteran By-Name List. Households may be eligible for resources through more than one of these processes. Multnomah County's web site lists available connection points for each sub-population, providing agency names and phone numbers to call.

### **Washington County (OR-506)**

Information about contacting Washington County's Coordinated Entry process – Community Connect – is on Washington County's web site. For persons without access to the internet, outreach workers and community partners have cards to give out in both English and Spanish. The Household experiencing a housing crisis contacts Community Connect by phone. Basic information is taken during the telephone screening. Households are provided information and referral to community-based resources to help with basic needs, e.g., food, shelter, clothing. Households at risk or experiencing homelessness are scheduled for a 1-hour face-to-face appointment with a Community Resource Advocate (CRA). Focus is placed on referring households to the most appropriate housing and service program based on need. The service agency receiving the referral reviews the assessment scoring and final determination with the household to ensure the most appropriate program is being offered.

### **3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).**

The distribution of ESG program funds is completed through a Master Grant Agreement (MGA) funding application process between OHCS and its Community Action Network subgrantees. The MGA is the legal, agreement utilized for disbursement of OHCS administered anti-poverty grant funds.

The CAA network serves as the foundation of the OHCS homeless services delivery structure. The network coordinates with multiple local and statewide partners to establish linkages that maximize housing stabilization efforts and address the diverse needs of people experiencing or at risk of homelessness while avoiding duplication of services.

Sixteen designated community action nonprofit agencies and local government entities, and a statewide farmworker organization, submit biennial funding applications to OHCS for funding to address homelessness and housing instability, including ESG. The applications require completion of program implementation reports and budgets detailing the proposed targeting and utilization of the ESG funds. Applications are reviewed by program staff for organizational capacity, needs-based population targeting, utilization of the funds, and feasible program strategies to meet federal and state delivery requirements and priorities. Additionally, each

subgrantee's knowledge of community needs, extent of engaged partners, historical delivery capacity and success are reviewed. ESG funds are allocated by a formula using three criteria; severe housing burden, poverty, and homelessness, and made available upon approval of each subgrantee's application and execution of their MGA.

**4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.**

As the state recipient, OHCS is not required to comply with the homeless participation requirement of 24 CFR 576.405(a).

**5. Describe performance standards for evaluating ESG.**

Oregon Housing and Community Services continues to refine data collection reporting requirements. In addition to obtaining household and demographic data, OHCS's subgrantees are responsible to provide data for the following two performance standards in regard to their ESG services:

- Increased housing stability as measured by the percentage of total program participants who reside in permanent housing at the time of their exit from the program or project funded by ESG; and
- Increased housing stability as measured by the percentage of households experiencing homelessness that exited to permanent housing and retained that housing for six months or longer.

**Housing Trust Fund (HTF)  
Reference 24 CFR 91.320(k)(5)**

**1. How will the grantee distribute its HTF funds? Select all that apply:**

Beginning in 2024, OHCS will be rolling out the Oregon Centralized Application (ORCA) process to select projects for HTF funding based on first come, first served approach for projects that meet OHCS established criteria. OHCS anticipates the majority of HTF will be allocated in this fashion to projects that are awarded Oregon Permanent Supportive Housing (PSH) resource through the ORCA process. PSH resources also focus on populations with incomes below 30% MFI.

**2. If distributing HTF funds through grants to subgrantees, describe the method for distributing HTF funds through grants to subgrantees and how those funds will be made available to state agencies and/or units of general local government. If not distributing funds through grants to subgrantees, enter “N/A”.**

N/A.

**3. If distributing HTF funds by selecting applications submitted by eligible recipients,**

**a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2). If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.**

Eligible recipients are project sponsors, developers, for-profit entities, non-profit entities, and housing authorities. Faith-based organizations are eligible to participate in the HTF program. Recipients are required to certify that housing assisted with HTF funding will comply with HTF requirements by signing and recording legal documents with restrictive covenants.

A HTF Recipient Must:

- Make acceptable assurances to OHCS that it will comply with the requirements of the HTF program during the entire period that begins upon selection of the recipient to receive HTF funds, and ending upon the conclusion of all HTF-funded activities;
- Demonstrate the ability and financial capacity to undertake, comply, and manage the eligible activity;
- Demonstrate its familiarity with the requirements of other federal, state, or local housing programs that may be used in conjunction with HTF funds to ensure compliance with all applicable requirements and regulations of such programs; and
- Have demonstrated experience and capacity to conduct an eligible HTF activity as evidenced by its ability to own, construct, or rehabilitate, and manage and operate an affordable multifamily rental housing development.

**b. Describe the grantee’s application requirements for eligible recipients to apply for HTF funds. If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.**

Housing Trust Fund resources will be awarded to projects that have requested resources through the ORCA process:

- Each project will be reviewed for timeliness and completeness of the required application requirements:
  - Program Compliance
  - Ways and/or targets that they will utilize to contract with MWESB contractors/subcontractors in the construction and operation of the proposed Project.
  - Application must demonstrate the Project’s readiness to proceed.
  - Secured commitment of proposed resources in the project
  - Demonstrated site control

**c. Describe the selection criteria that the grantee will use to select applications submitted by eligible recipients. If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.**

Housing Trust Fund funding will be allocated to eligible multifamily rental projects on a statewide basis through the Oregon Centralized Application process described above that includes a review of need, impact, financial viability, sponsor capacity, and other criteria.

Project units that receive HTF funding must rent to tenants at or below 30% of the Area Median Income and be able to meet the required HTF environmental provisions.

**d. Describe the grantee’s required priority for funding based on geographic diversity (as defined by the grantee in the consolidated plan). If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.**

Oregon Housing and Community Services is committed to ensuring public resources are invested in a way that is responsive to the diversity of low-income housing needs and the need for economic development around the state. Therefore, HTF funding will be allocated to eligible multifamily rental projects, on a statewide basis, through an established competitive NOFA process currently used by OHCS and our statewide funding partners.

**e. Describe the grantee’s required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner. If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.**

All projects considered for HTF funds are evaluated against a Readiness to Proceed lens that would include some or all of the following criteria:

- Certification of zoning status

- Verification of site control
- Project resources and commitment status
- Proposed development schedule

**f. Describe the grantee’s required priority for funding based on the extent to which the rental project has Federal, State, or local project-based rental assistance so that rents are affordable to extremely low-income families. If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.**

OHCS prioritizes projects for HTF funding that can leverage awarded dollars with other federal, state, or local funding sources to ensure rents are affordable to extremely low-income households. This includes awarding HTF to projects that have been awarded PSH rent assistance or Project-based vouchers allocated from a local housing authority.

**g. Describe the grantee’s required priority for funding based on the financial feasibility of the project beyond the required 30-year period. If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.**

The 2022 HTF Allocation Plan discusses the Program Specific Requirements of the Housing Trust Fund as discussed below.

### **Project Specific Requirements**

OHCS generally requires a 60-year affordability period for multifamily rental housing projects. However, due to the extremely low-income requirement for HTF, tenants must be at or below 30 percent of area MFI, OHCS’ Housing Stability Council approved a 30-year affordability period for HTF projects. However, as stated previously, OHCS HTF funds are frequently used to leverage other federal, state, or local resources in order to serve extremely low-income households and it is not uncommon for local funding partners making those allocations to require longer periods of affordability beyond the 30 years required by Housing Trust Fund dollars.

**h. Describe the grantee’s required priority for funding based on the merits of the application in meeting the priority housing needs of the grantee (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations). If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.**

The Scoring Criteria are designed to measure the severity of need and overall impact to the community as well as to prioritize those projects that best meet established preferences,

demonstrate dynamic partnerships and outcome-based service delivery, and who involve sponsors, owners, and management agents with demonstrated high levels of performance.

**i. Describe the grantee’s required priority for funding based on the extent to which the application makes use of non-federal funding sources. If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.**

OHCS prioritizes projects based on alignment with several elements that would tie directly to the commitment of local resources; notably these include alignment with local planning efforts and state initiatives. In the preference given to projects aligned with local plans, applicants are required to identify connections between local and regional efforts in order to demonstrate the importance of their project to local development and planning efforts; commitment of local resources is a clearly demonstrated tie that would establish importance of these local efforts and advantage a project through the selection process. A similar preference is given to those projects that demonstrate alignment with statewide policy initiatives, through significant ties including funding commitment of local partners working on such investments. Lastly, preference is given in project selection to those with committed partnerships for resident services; oftentimes these are built through a commitment of local resources to support the ongoing operations of robust resident service and outcome tracking measurements. All of these measures of leverage are part of larger assessments in order to not only preference those jurisdictions with large resources to commit to affordable housing, but instead to also preference those that are strategically working to address housing issues and committing limited resources to further those efforts.

**4. Does the grantee’s application require the applicant to include a description of the eligible activities to be conducted with HTF funds? If not distributing funds by selecting applications submitted by eligible recipients, select “N/A”.**

The OHCS NOFA application, and those used by local funding partners, requires projects requesting HTF resources to be fully conceived. The application requirements include site control, preliminary design, and a financially feasible proforma with detailed development and operating budgets. The type of eligible project is identified and described (new construction, acquisition/rehabilitation, and acquisition rehabilitation with new construction). Target population to be housed, unit types, total number of each unit type, income and rent limitations of the proposed units, and square footage of units are all required to be described in detail as part of the funding request.

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- 5. Does the grantee’s application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements? If not distributing funds by selecting applications submitted by eligible recipients, select “N/A”.**

Housing Trust Fund recipients are required to certify that housing assisted with HTF funding will comply with HTF requirements by signing and recording legal documents with restrictive covenants. Housing Trust Fund requirements are included in the HTF Program Manual which accompanies the NOFA.

- 6. Performance Goals and Benchmarks. The grantee has met the requirement to provide for performance goals and benchmarks against which the grantee will measure its progress, consistent with the grantee’s goals established under 24 CFR 91.315(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.**

Yes.

- 7. Maximum Per-unit Development Subsidy Amount for Housing Assisted with HTF Funds. Enter or attach the grantee’s maximum per-unit development subsidy limits for housing assisted with HTF funds.**

OHCS will use the HOME per-unit subsidy limits provided annually by HUD as it conducts subsidy layering review for HTF projects.

The HUD Unit Allocation Workbook is used to calculate the numbers of assisted units for each program, utilizing the specific subsidy limits for that program and resulting in the number of designated units for each funding source. HUD’s Cost Allocation Workbook calculates the actual cost of the HTF units based on square feet, and the maximum project subsidy based on the subsidy limits. The maximum HTF Investment cannot exceed the actual cost of the HTF units.

- 8. Rehabilitation Standards. The grantee must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The grantee’s description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The grantee must attach its rehabilitation standards below.**



Housing Trust Fund assisted housing is required to meet OHCS design and construction standards as defined in the [OHCS Core Development Manual](#) located on the OHCS website under Related Links.

**New Construction Projects:** In addition to OHCS design and construction standards, HTF assisted new construction projects must meet all state and local residential building codes, as applicable, or in the absence of a state or local building code, the International Residential Code, or International Building Code (as applicable to the type of housing) of the International Code Council. All newly constructed housing must meet the current edition of the Model Energy Code published by the Council of American Building Officials.

**Rehabilitation Projects:** Beginning in 2024, OHCS will focus HTF resources on new construction projects and will not award HTF dollars to acquisition and rehab rental development projects.

**Acquisition Only Projects:** Existing rental housing to be acquired with HTF assistance that is newly constructed or rehabilitated must meet the HTF Program Property Standards.

**Accessibility:** HTF assisted housing must meet the accessibility requirements of 24 CFR part 8, which implements Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), and Titles II and III of the Americans with Disabilities Act (42 U.S.C. 12131-12189) implemented at 28 CFR parts 35 and 36, as applicable. Covered multifamily dwellings, as defined at 24 CFR 100.201, must also meet the design and construction requirements at 24 CFR 100.205, which implements the Fair Housing Act (42 U.S.C. 3601-3619).

**Disaster Mitigation:** Where relevant, the housing must be constructed and/or rehabilitated to mitigate the impact of potential disasters (e.g., earthquakes, hurricanes, flooding, and wildfires), in accordance with state and local codes, ordinances, or such other requirements as HUD may establish.

**Uniform Physical Condition Standard (UPCS):** Upon completion, HTF assisted projects and units will be decent, safe, sanitary, and in good repair as described in 24 CFR 5.703.

**Summary of Lead-Based Paint Regulations for Rehabilitation Projects:** HUD has issued regulations to protect young children under the age of six from lead-based paint hazards in housing that is financially assisted, or sold, by the federal government. The regulation addresses the requirements for notification, evaluation, and reduction of lead-based paint hazards in federally assisted properties. The new regulation appears within title 24 of the Code of Federal Regulations (24 CFR 35).

**Regulations and Affected Properties:** The lead-based paint regulations affect acquisition and rehabilitation of housing projects constructed prior to 1978. All pre-1978 HTF funded projects

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must comply with the regulations. All units in the project must comply with these regulations not just the designated HTF-assisted units.

**9. Resale or Recapture Guidelines.** Below, the grantee must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the grantee will not use HTF funds to assist first-time homebuyers, enter “N/A”.

N/A.

**10. HTF Affordable Homeownership Limits.** If the grantee intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the grantee will not use HTF funds to assist first-time homebuyers, enter “N/A”.

N/A

**11. Grantee Limited Beneficiaries or Preferences.** Describe how the grantee will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the grantee will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter “N/A.”

**Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the grantee must not limit or give preferences to students. The grantee may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303(d)(3) only if such limitation or preference is described in the action plan.**

The state does not place limitations or preferences for the populations the subgrantees can serve, other than the program’s household income restriction. Each subgrantee may determine their target populations or those segments of the population in the subgrantee’s service area that will receive priority or preference. Subgrantees must describe in their Master Grant Agreement Work Plans why, and with what input, they chose to give those populations preference or priority.

OHCS requires the subgrantees make their determinations with input from their community needs assessment, any local governmental focuses, and the types of housing resources available in their communities.

**12. Refinancing of Existing Debt. Enter or attach the grantee’s refinancing guidelines below. The guidelines describe the conditions under which the grantee will refinance existing debt. The grantee’s refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the grantee will not refinance existing debt, enter “N/A.”**

Requests for funds to buy-down or refinance current debt are not eligible for OHCS HTF funding.

# ATTACHMENTS

- A Certification(s)
- B Standard Form 424
- C Citizen Participation Comments
- D CDBG 2023 Method of Distribution (MOD)