OREGON HOUSING AND COMMUNITY SERVICES (OHCS)

ORCA Capacity Building Grant

The ORCA Capacity Building Grant (ORCA CB Grant) helps organizations that currently (or have taken documented steps to) develop, preserve, or operate affordable rental housing by providing funds for a variety of capacity building activities. Individual grants are for two years. Awards are typically $50,000-$75,000 per year. Grant activities should support the organization in advancing its mission related to developing and/or operating affordable rental housing. ORCA CB Grants are funded through the General Housing Account Program (GHAP).

Goals:
- Increase housing production, preservation, and sustainability in regions and communities in Oregon with unmet needs through capacity-building investments.
- Strengthen the capacity of eligible entities and geographic areas in Oregon with a high need for housing and limited local resources to meet shared affordable rental housing development and operating goals.

Eligible Entities
- Nonprofit Developer and Sponsor organizations
- Public Housing Authorities
- Tribal Nations and Tribally Designated Housing Entities

Maximum Award Amount: $150,000 over two years

Application Window: Rolling

Evaluation Process: Meet evaluation standards in the ORCA and GHAP Program Manual

Open to Eligible Groups:
Open Now
- Nonprofit Culturally Specific *Emerging* Developer and Sponsor Organizations
- Balance of State Housing Authorities
- Tribal Nations (Federally Recognized)

December 16, 2024* – Application opens for:
- Nonprofit Culturally Specific *Established* Developer and Sponsor Organizations
- Rural and Rural-Serving Developer and Sponsor Organizations
- Direct Referrals from OHCS Portfolio Management

*Application will remain open to prior eligibility groups

Ways to Apply

ORCA CB Grant applications are accessed through the [ORCA Intake Form](#).

- Organizations with a new development project idea to submit:

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- Submit an ORCA Intake Form for your new development project. Access to the ORCA CB Grant online application form is provided within the intake process.

- Organizations without a new development project to submit:
  - Visit the ORCA Intake Form. Under "Project Type" select "Capacity Building - No New Development." You will be provided a link to the ORCA CB Grant online application form.

Grant activities may include (but are not limited to):

- Adding or expanding Grantee housing staff capacity, or to pay current housing development or asset management staff
- Staff training, including professional certifications, memberships, and continuing education
- Acquiring technical assistance, including contracting with consultants
- Community engagement, networking, and collaboration related to organizational housing development and operating priorities, including for service-enriched housing
- Acquiring hardware or software
- Strengthening organizational management systems (e.g., financial, project tracking, portfolio management, etc.)
- Paying for report costs for Asset Management evaluation activities
- Paying for other expenses reasonably necessary to meet their identified organizational or regional capacity building priorities related to ARH development or portfolio management and preservation
- Paying for the following project-related predevelopment soft costs (up to 10% of the total Grant Funds) such as:
  - Accounting and financial analysis
  - Research, required audits, and legal consultant fees

Award Process: OHCS will generate grant agreements for applications that meet the evaluation standards for this grant offering. Agreements will be executed in alignment with the eligibility group phases.

Disbursement: The schedule for disbursement (payment) will be determined during the grant agreement process. Alternate disbursement plans may be possible. For reimbursement, OHCS grants typically operate on a quarterly schedule.

Reports: Twice yearly progress reports on grant activities are required for each year of this grant.

More Information: Please visit the GHAP Capacity Building webpage at https://www.oregon.gov/ohcs/rental-housing/housing-development/development-resources/Pages/general-housing-account-capacity-building.aspx or email hcs.ghap.cb@hcs.oregon.gov.