



Oregon

Governor Kate Brown

Housing and Community Services

North Mall Office Building
725 Summer St NE, Suite B
Salem, OR 97301-1266
PHONE: (503) 986-2000
FAX: (503) 986-2020
TTY: (503) 986-2100
www.ohcs.oregon.gov

Policy Subcommittee
Local Innovation and Fast Track (LIFT) Housing Program
Background Information
September, 2015

The following background information was compiled for the Policy Subcommittee of the State Housing Council for the development of the LIFT Housing Program.

In 2015, the Oregon Legislative Assembly appropriated \$40 million in new funds for the development of affordable housing for families with low income throughout Oregon. These funds are Article XI-Q bonds, a new source of capital for housing. As a new source of funding, the Legislature and the Governor charged OHCS with several tasks including:

- Getting more Oregon families into quality, stable housing they can afford;
- Creating a housing development program that builds on past successes while creating a simpler, more streamlined processes to expedite housing development;
- Driving down affordable housing development costs;
- Following constitutional requirements related to ownership structures to meet Article XI-Q requirements;
- Considering geographic distribution of new units developed; and
- Strategically linking new housing with other state programs that aim to stabilize families and help them gain economic stability.

The Governor and OHCS have identified three priorities to strategically focus this new, one time money. Resources will be used to create new housing for families with children, especially:

- families in the child welfare and self-sufficiency system working with DHS towards reunification and stability;
- communities of color, for whom incidence of homelessness, poverty and housing instability are disproportionately high; and
- small rural communities (less than 25,000 population) left behind by the economic recovery.

This committee is advisory and is focused on initial program design considerations and implementation strategies. This committee will make recommendations to the State Housing Council which will advise and oversee OHCS' implementation of the program.

Below are several key questions, modified from the initial subcommittee charter, which the subcommittee will be asked to consider. The initial meeting will include time to discuss what additional questions the committee would like to consider as it relates to these deliverables, and whether these are still the key deliverables:



- Identify ways to balance resources among competing policy priorities, including potential allocation methodologies that would achieve geographic and social equity.
- Reconcile the policy intent of serving households receiving services with the creation of the greatest number of units, including target populations, income and rent limits, and unit mix.
- Consider specific outreach strategies and project criteria that will help us target communities of color, and rural communities still struggling with economic recovery.
- Create specific tactics to ensure that local partnerships and/or relevant state agencies are equipped to effectively refer at-risk families and provide on-going services and/or case management for such families. Tactics could include program criteria, proposal guidelines, project selection criteria, advance field or inter-agency work, engagement of specific community groups, and broad communication strategies. Consider ways to ensure applicants can successfully develop concrete local partnerships and funding agreements.
- Propose a methodology for measuring outcomes, program success.