

Housing Resources Section

(Section and Program Overviews)

Section Manager

Betty Markey

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Housing Resources Section Overview

The **Housing Resources Section (HRS)** administers the department's grant and tax credit programs. Through its activities, HRS provides housing-related financial assistance and carries out the spirit of the department's mission to work in partnership to develop, finance, and preserve locally supported affordable housing; and to provide appropriate community-based services.

Farmworker Housing Tax Credit (FWHTC)

The Farmworker Housing Tax Credit (FWHTC) Program is designated to give a state income tax credit to investors who incur costs to construct, install, acquire or rehabilitate farmworker housing. The tax credit may be taken on 50 percent of the eligible costs actually paid or incurred to complete a farmworker housing project. The total of estimated eligible costs for all approved projects for each calendar year is \$7.25 million. 100 percent of the credit may be transferred to a contributor of the project.

HELP Program

The HELP Program was established to provide funding for safe, decent, and sanitary housing affordable to very low-income families and individuals. The department has, at its discretion, set-aside HELP funds for these distinct populations; Homeless, including victims of domestic violence (Housing PLUS definition only) and group homes for persons with developmental disabilities or chronic mental illness.

HOME Investment Partnerships Program

The HOME Investment Partnerships Program provides federal funds for the development of affordable housing for low- and very low-income households. The department is responsible for administering the HOME Program for non-entitlement or rural Oregon. Each of Oregon's

HOME administering agencies or Participating Jurisdictions bases the design and priorities of its program on the local Consolidated Plan; therefore, each Participating Jurisdiction's HOME Program will have different program components and local requirements. Currently, eligible activities under the state's program include acquisition, new construction and rehabilitation of rental housing, and tenant-based rental assistance (through the department's Low-Income Rental Housing Assistance Program). Activities funded must benefit households of low- and very low-income.

If a proposed development is located in one of the following areas, project sponsors should contact the person listed for information on the local HOME Program; all others should contact one of the department's Regional Advisors to the Department (RAD) for technical assistance on the state's program.



Oregon Housing and Community Services Department

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Participating Jurisdiction

City of Beaverton
City of Corvallis
City of Eugene
City of Gresham
City of Portland
City of Salem
City of Springfield
Clackamas County
Washington County

Contact

Andrea Lindberg
Kent Weiss
Linda L Dawson
Janet Young
Stephen Fulton
Rena Peck
Jodi Peterson
Gloria Lewton
Peggy Linden

Phone

503.526.2533
541.766.6944
541.682.5071
503.618.2504
503.823.2388
503.588.6178 x7546
541.726.3799
503.655.8591
503.846.8814

Housing Development Grant Program (“Trust Fund”)

The Housing Development Grant Program (“Trust Fund”) was created to expand Oregon’s supply of housing for low- and very low-income families and individuals by providing funds to construct new housing or to acquire and/or rehabilitate existing structures.

Housing PLUS Program

Housing PLUS (Permanent Living Utilizing Services) was funded by the 2007 Oregon Legislature to develop permanent, supportive housing for Oregon’s homeless. Initial funding is from \$15,609,000 in lottery-backed bonds. In conjunction with other OHCS housing programs, Housing PLUS will be used for capital development, rental subsidies and supportive services. OHCS is mandated by the Legislature to create 150 units of permanent supportive housing for homeless persons in the 2007-09 biennium.

Three principal objectives help guide Housing PLUS activities:

1. Move individuals from homelessness to housing.
2. Provide case management support for people to access comprehensive, needed service.
3. Assist individuals to obtain and maintain housing over time.

Low Income Housing Tax Credit (LIHTC)

The Low Income Housing Tax Credit (LIHTC) Program provides federal income tax credits to developers who construct, rehabilitate, or acquire and rehabilitate qualified low-income rental housing. These development projects encompass multi-family and single-family rental housing units. Eligible applicants include both for-profit and nonprofit sponsors. These credits are issued through the competition CFC application process. The department reserves and allocates credits on eligible properties. The department has set-aside a minimum of 10 percent of the credit authority for each calendar year for nonprofit sponsors and has another discretionary set-aside of 15 percent for rural and farmworker projects.



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Low Income Weatherization Program (LIW)

The Low Income Weatherization Program (LIW) is funded as a result of Legislative action in the 1999-2001 session. Funds can be used to increase the efficiency of heating and other uses of energy in multifamily housing through the installation of energy-efficient insulation, windows, appliances, light fixtures and other energy-reducing activities.

Oregon Affordable Housing Tax Credit (OAHTC)

The Oregon Affordable Housing Tax Credit (OAHTC) Program provides a state income tax credit for affordable housing loans for which a lender reduces the interest rate by up to four percent. Applications must demonstrate a 20 year term that the benefit of the tax credit will be entirely passed on to reduce rents for the tenant.

For More Information

To talk with someone about developing affordable housing in your area, contact a **Regional Advisor to the Department** at 503.986.2000 or visit the website at:

http://www.ohcs.oregon.gov/OHCS/DO_RegionalAdvisors.shtml

OHCS is the state housing finance agency, providing financial and program support to create and preserve opportunities for quality, affordable housing for lower income Oregonians. The agency also administers federal and state antipoverty, homeless and energy assistance community service programs.

