

OHCS and Tribal Engagement: A Year In Review

Oregon Housing and Community Services (OHCS)



IMPROVING LIVES OF OREGONIANS

OREGON HOUSING AND COMMUNITY SERVICES CONTINUUM

HOUSING STABILIZATION



AFFORDABLE RENTAL HOUSING



HOMEOWNERSHIP



CORE PROGRAMS

- Energy Bill Pay Assistance
- Weatherization Programs
- IDA (Asset Building)
- Emergency Housing Assistance
- Low-Income Rental Housing Fund (Rental Assistance)

CORE PROGRAMS

- 9% AND 4% LIHTC
- Permanent Supportive Housing
- LIFT Rental
- Gap Funding
- Oregon Multifamily Energy Program
- Agriculture Worker Housing

CORE PROGRAMS

- Home Ownership Assistance Program (HOAP)
- Down Payment Assistance
- Oregon Bonds Residential Loan Program
- Oregon Homeownership Stabilization Initiative
- LIFT Homeownership



Background on Tribal Application to Programs

Federal Pass Through – LIHEAP (Low Income Housing Energy Assistance Program)

- *Historically LIHEAP has been the most dedicated funding stream from OHCS to the 9 Federally Recognized Tribes of Oregon*
- *6 of the 9 Tribes of Oregon participated – federal funding source that amounted to around 600k a year.*

Competitive Funding – LIHTC and others

- *Even with Tribal set-asides there was still a competitive application process – where scoring could feel nebulous and unclear*



Barriers to OHCS Funding

Background

- Barriers between Oregon's Nine Federally Recognized Tribes and OHCS funding have existed since OHCS' creation
- Hiring capacity for Tribes – often rural and highly competitive job market with no long-term OHCS funding
- Bidding process can be slow due to lack of bidders and necessity for sole source procurement
- During BAFI-NATO process we were able to address several:
 - Eliminated infringement on Tribal Sovereignty in contracts
 - Able to honor tribal NICRAs in contracts
 - Created non-competitive direct allocations to the 9 Federally Recognized Tribes of Oregon



Tribal Engagement

How tribes were Engaged

- 1:1s
- Tribal Housing Work Group – subgroup of LCIS
- Months long process
- LCIS and its cluster meetings
 - Health and Human Services meetings
 - Economic Development meetings

Input

- *Consensus model*
- *Allocation formula*

Applications and T&TA

- Non-competitive application so agency able to directly support Tribal goals and applications
- OHCS provides technical assistance to Tribes that request it - help stay in compliance



By and For Initiative, Native American Tribes of Oregon: (BAFI-NATO)

Funding Source

- \$9M allocation to OHCS via HB5202 to create or support local existing programs designed to prevent and reduce homelessness in Tribal communities

Impact

- Tribal Community Members are represented in homelessness more than 4x their share of state population. These funds present an opportunity, with targeted funding and creation of this Tribal network, to bring these homelessness issues and solutions to the forefront
- This funding presents the first time all Nine Federally Recognized Tribes have participated in an OHCS program in more than 30 years

Equity, Racial Justice & Statewide Housing Plan

- From the onset, OHCS engaged the Tribes in order to solicit their ideas about program design and implementation
- Barriers to participation were lowered or removed through the following actions:
 1. Using Tribal Negotiated Indirect Cost Rate Agreements (NICRAs)
 2. Removing contract language that previously forced tribes to waive limited sovereign immunity



Project Turnkey 2.0

- The Oregon Legislature allocated \$50 million for a second round of Project Turnkey in 2022. The funds are administered by Oregon Community Foundation (OCF) through a competitive grant application, with the goal of providing award funds as a strategic investment to support communities with short-term emergency shelter that can be converted to permanent housing in the long term.
- Initially, OCF did not receive any applications from Tribal entities. We reached out to them to discuss the grant, the application and presented this information at our Tribal housing work group meetings.
- Opportunity to purchase property for the tribes with technical support from OCF, including realtors and real estate developers to identify properties.
- Funding through BAFI- NATO supports capacity building, including technical assistance and operations support for other eligible projects. This presents an opportunity for braiding funds.



Affordable Rental Housing

- 9% Low-Income Housing Tax Credits (LIHTC)
- Permanent Supportive Housing (PSH) Institute
- General Housing Account Program (GHAP) Capacity Building

Homeownership

Homeownership Development NOFA (Funding Source: Oregon Legislature)

- OHCS consulted with Tribal Housing Directors to determine scope of program and set asides – Down Payment Assistance (DPA) critical
- 5 Tribal applicants for \$5M pool
- Every applicant guaranteed at least \$100k award
- Applications closed as of 3-17 and are currently under review. Funding recommendations will be brought to Housing Stability Council in May or June
- Homeownership connection to BAFI-NATO



Next Steps: Tribal Housing Block Grant

Culmination of one year of work and engagement: How to build an even meaningful partnership with the Tribes by designing a State Tribal Housing Block Grant?

- Realize the full continuum of OHCS funding and access for our Tribal partners. Purpose: Develop and recommend a resource that will meet critical needs of Oregon's Nine Federally Recognized Tribes while continuing to honor Tribal Sovereignty and elevate Tribal Self-determination
- First workgroup meeting held in February 2023 and will convene at least monthly for the next 6-8 months
- Topics to discuss and design this program with Tribal input: Overall Vision, Funding Formulas and Allocation, Scope of Activities/Expenditures, Contracting and Procurement, Reporting, Monitoring and Technical Assistance
- This workgroup will bring recommendations to agency leadership by submitting a Policy Option Package (POP) for the 2025-2027 Biennium



Questions?

- Q&A (15 minutes)

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