



The following recommendations were derived from input from Oregon ON members and ratified by the State Policy Council on September 18, 2009. These recommendations express the key concepts and priorities of Oregon ON Members for the rule making for the Housing Opportunities Bill.

### **Maintaining Network of Community-based Nonprofit Housing**

**Providers:** *6% of funds go to the General Housing Account to maintaining a vital network of Community-based nonprofit housing providers by (1) supporting the sustainable operation of existing affordable housing, (2) providing a pool of strategic operating capital to allow organizations to respond to opportunities and critical needs, and (3) providing technical assistance, peer support, and training to ensure performance and sustainability.*

### **Oregon ON Concepts and Priorities:**

- **Proposed eligible activities**
  1. **Support the sustainable operation of existing affordable housing:** *Oregon ON recommends that these funds be awarded through a competitive process to nonprofit housing providers and housing authorities who own State funded housing in order to strengthen and stabilize current projects and/or portfolio*
    - Eligible activities include but are not limited to:
      - increasing staff capacity for property and asset, and/or fiscal management,
      - purchasing software or technology that enhances management of project and/or portfolio
      - purchasing equipment or hardware that enhances management of project and/or portfolio
      - conducting a capital needs assessment of property/portfolio
      - executing a strategy for portfolio transfer
      - Preparing a proposal for re-financing or re-underwriting project(s)
  2. **Provide a pool of strategic operating capital to allow organizations to respond to opportunities and critical needs:** *Oregon ON recommends that this pool be awarded competitively in grants over a 2-3 period for strategic investments:*

- Eligible activities include
  - Investing in a non profit organization that will produce housing units in hard to serve geographic areas of the State or for hard to house populations; or
  - for a non profit sponsored initiative that produces an industry wide benefit by increasing development opportunities, or by increasing the operational stability of projects and/or portfolios

**3. Provide technical assistance, peer support, evaluation and training to ensure performance and sustainability.** *Oregon ON recommends these funds be directed on an ongoing basis to assist with the cost of staffing and operating Oregon ON's peer network industry support program. This program provides regular training opportunities for community development practitioners.*

- Currently industry support networks include: Single Family Housing Development, Homeownership Education and Outreach, Multifamily Housing Development, Asset Management, Resident Services, and Financial Management. In addition to face to face trainings and meetings Oregon ON's industry support program will over time be expanded to offer web based trainings, archives of previous trainings, resource libraries, peer network electronic forums, and video conferencing capacity.
- Programs, trainings, meetings and events will be actively marketed to any private or public entity engaged in the development, management or financing of affordable housing including service providers.

- Allocation breakdown

<b>Funding Categories</b>	<b>% of funds</b>	<b>Est \$450,000 for 2010</b>
<b>Support the sustainable operation of existing affordable housing</b>	40%-50%	Up to \$225,000
<b>Provide a pool of strategic operating capital to allow organizations to respond to opportunities and critical needs</b>	40%-50%	Up to \$225,500
<b>Provide technical assistance, peer support, and training to ensure performance and sustainability</b>	10%	\$45,000

- Allocation, eligibility, application, and administration:

- Sustainable Operations
  - Funds would be awarded as 2 year grants of up to 2.5% of funds allocated in the Maintaining Network of Community-based Nonprofit Housing Provider pool
    - Estimated at approx \$11,000 annually for FY10-11
  - Criteria for eligibility:
    - Nonprofit housing organization or Housing Authority that:
      - Owns State-funded affordable housing

- Can demonstrate a need for the project and a likelihood that the project will achieve its goals
    - An organization cannot receive funds from Sustainable Operations pool if they are receiving funds from the Strategic Investment pool
  - Process: Must submit a competitive proposal for activities that will stabilize, enhance or maintain the organization and strengthen a project or portfolio.
  - Minimal application/reporting:
    - Organization must submit a work plan that includes clear and simple goals, activities and outcome measures
    - Short end of year report be required
  - Administration
    - Award selection by OHCS appointed 5 member selection committee that includes two development practioners and 3 OHCS staff
- Strategic Investment
  - Funds would be awarded as 2 year grants of up to 7.5% of funds allocated in the Maintaining Network of Community-based Nonprofit Housing Provider pool
    - Estimated at approx \$33,000 annually for FY10-11
  - Criteria for eligibility:
    - Nonprofit housing organization or Housing Authority
    - An organization cannot receive funds from Strategic Investment pool if they are receiving funds from the Sustainable Operations pool
  - Must submit a competitive proposal for activities that provide the working capital for new initiatives or the ability to respond to critical needs in the organization's service area. Activities can include but are not limited to:
    - The development of new lines of business to expand services or enhance existing services for service area residents
    - The study, development, and implementation of best practices in order to increase affordable housing efficiency and effectiveness.
    - Initial project development activities to determine the feasibility of projects in difficult to develop geographic areas or projects planned to house difficult to serve populations
  - Minimal application/reporting:
    - Organization must submit a work plan that includes clear and simple goals, activities and outcome measures
    - Short end of year report be required
  - Administration
    - Award selection by OHCS appointed 5 member selection committee that includes two development practioners and 3 OHCS staff (same body as referenced above)