



Annual Report 2021

Housing Oregon

Thanks to all of our member organizations and financial supporters, Housing Oregon was in a strong organizational and financial position in 2021. We grew our budget with new grants and increased conference sponsorships putting us in a position to hire two new program staff. With this additional capacity, Housing Oregon is better able to respond to and engage on issues important to our members. We look forward to growing with your support.

2021 Legislative Session

The 2021 Oregon regular legislative session was historic. At our annual conference we had an opportunity to host a [roundtable discussion](#) including Representative Julie Fahey and Senator Kayse Jama highlighting affordable housing wins of the 2021 regular session. Our members helped to secure record funding of [\\$896 million for affordable housing](#), an increase of 260% over the 2019-21 biennium. This included \$150 million for wildfire recovery and [\\$100 million](#) for preservation. [SB 5505](#), HB 5006, and HB 5011 increased General Obligation Bonds to develop both LIFT and permanent supportive housing across Oregon.



Housing Oregon, in continuing partnership with the Housing Alliance, celebrated multiple legislative wins. [SB 8](#), requires local governments to allow new housing developments without zoning changes. We supported the extension of the foreclosure moratorium in [HB 2009](#) and tenant protections in [SB 282](#) and SB 278. [HB 2096](#) expanded the Agricultural Workforce Housing Tax Credit. [HB 2007](#) strengthened the work of the Task Force on Addressing Racial Disparities in Home Ownership. [HB 3275](#) will support permanently affordable homeownership through property tax exemptions for low-income households through a shared equity model. [HB 2544](#) and HB 2163 expanded efforts to prevent and end homelessness for youth.

Housing Oregon's [Mortgage Interest Deduction](#) bills, [SB 852](#) and [HB 2578](#), received three hearings and was voted out of the Senate Housing and Development Committee with a do-pass recommendation. Unfortunately, it didn't make it through the Senate Finance and Revenue Committee by the end of the legislative session. We continue to carry the torch to reform one of Oregon's largest housing subsidies primarily benefiting wealthier white homeowners.



Federal Rent Assistance and ARPA Funds

In early March 2021, Congress passed the American Rescue Plan Act which distributed \$21.6 billion in Emergency Rental Assistance, \$10 billion for the Homeowner Assistance Fund, and \$350 billion for state and local governments across the country. Housing Oregon members advocated with State legislators resulting in an additional \$50,742,000 in one-time funds being directed towards [affordable housing projects](#) across Oregon.



Oregon Housing and Community Services ranked in the top ten states in efficiency for allocating funds for rent assistance related to ARPA. In December, the legislature held a special session and re-allocated funds for a second round of rent assistance and extended tenant protections related to rent assistance. Housing Oregon and member organizations [provided testimony](#) during the public hearing.

2021 Housing Oregon Industry Support Conference

The Housing Oregon 2021 conference continued the virtual convention tradition, and was a huge success with over 500 participants. We collaborated with the National Alliance of Community Economic Development Associations and seven other peer state associations. We organized a workshop on the national stage, sharing our member's successes [converting hotels and motels into affordable housing](#). Highlights from over 30 sessions include [U.S. Senators Ron Wyden and Jeff Merkley](#), a keynote speech from [Secretary Marcia Fudge](#) and the [2021 Housing Industry Awards ceremony](#). Workshops covered changes to housing tax credits, co-locating housing with pre-schools, rural development successes, trauma informed housing, and more.

Save the Date! September 28th & 29th, 2022

The 2022 Industry Support Conference will return to an in person gathering at Hilton Doubletree near Lloyd Center in North East Portland. Information coming soon to solicit workshop proposals, leadership award nominations, and sponsorship opportunities.



Peer Support Groups

The Resident Services Peer group has significantly grown, with a roster of more than 150 different resident services professionals participating from around the state. Roseanne Marmor, LCSW, has been facilitating this group that met ten times during 2021. The group started out the year focusing on [how to work with local health departments](#) on promoting COVID vaccines and education. Several sessions turned inwards addressing [burnout and self-care](#), including a guest training on personal narrative storytelling and how to provide space for people to uncover their stories associated with mental health, trauma, and intersectional identities. Other sessions focused on fire safety during dry summers, [domestic violence resources](#), guns and gang prevention.

Housing Oregon continues to provide support to the Property and Asset Manager Working Group, which meets monthly on the second Wednesday. Kimberley Taylor is passing the facilitator role on to Liz Winchester of the Housing Development Center. Topics addressed included the hot topic of [how to avoid LIHTC year -15 exit aggregators](#) and a review of HDC's year-15 exit modeling tool. Other topics included property management oversight through an asset management lens, learning more about OHCS' rental assistance reimbursement fund and providing input on OHCS' rent increase policy.

Welcome Stacie and Kevin to Housing Oregon

We are pleased to introduce [two new employees](#) who bring much needed additional capacity to Housing Oregon.

Stacie Sanders, as Director of Policy and Advocacy, will coordinate our Policy Councils, statewide legislative priorities and policy initiatives utilizing a racial and climate change adaptation lens in collaboration with Housing Alliance, Oregon Housing and Community Services (OHCS), Portland Housing Bureau (PHB), Planning and Sustainability, Department of Land Conservation and Development (DLCD), and other local jurisdictions.

Kevin Cronin, as Director of Member Services and Industry Support, will coordinate our Peer Support Groups, the annual Industry Support Conference and Gala, and membership drives.



New Board Member / David Brandt

Housing Oregon is pleased to welcome to the board, David Brandt, Executive Director of Housing Works in Redmond, OR. We are delighted to have his leadership skills and talents. Many thanks to Diane Linn, Executive Director, Proud Ground, and Richard Morrow, Asset Manager, Columbia Cascade Housing Corporation, for several years of unparalleled contributions to Housing Oregon. Both are stepping off the board after several years of service.



Rural Policy Council & Portland Metro Policy Council



The Policy Councils [adopted motions](#) to defend the Right of First Refusal, a federal Low- Income Housing Tax Credit (LIHTC) policy benefiting nonprofit partners at 15-year expiring use that has come under attack by aggressive national investors. As a result, OHCS incorporated new protections for the Right of First Refusal (ROFR) in the updated Qualified Allocation Plan (QAP) – the State’s plan for complying with federal LIHTC rules.

Policy Council members were actively engaged in this year’s [QAP update](#) advocating for changes to rules addressing location need, transparency of data, cost containment, project-based rental assistance, and additional points for culturally specific developers. Later in the year, both Councils addressed changes to Oregon 4% LIHTC/Private Activity Bond caps – a topic that will carry into 2022. Housing Oregon connected our members to the electric vehicle advocacy organization, [FORTH](#), which secured a \$10 million federal Department of Energy grant including 17 charging stations and shared vehicles being located at affordable housing sites across Oregon.

The Rural Policy Council continued to provide input on the State’s wildfire recovery efforts, OHCS’ development of a capacity building program and Rent Increase Policy. The Portland Metro Policy Council worked alongside Portland: Neighbors Welcome to secure the passage of [Design Overlay Zone Amendments](#) and [Historic Resources Code Amendments](#) benefiting affordable housing in the City of Portland. At year’s end, they began actively engaging with Metro to oppose their cash developer fee proposal.

Build Back Better

In 2021 we saw the rise and fall of President Biden’s Build back better agenda. The proposed historic investments include \$25 billion to expand rental assistance, \$65 billion to repair and preserve public housing, and \$15 billion for the national Housing Trust Fund. The Build Back Better Act directly addresses the underlying cause of America’s housing crisis: a severe shortage of rental homes available for low income families.



On November 19, Build Back Better passed in the House. Leading up to the vote, Housing Oregon actively engaged members in targeted districts to contact their congresspersons to vote yes. Despite being stalled in the Senate, we are grateful for support from Oregon’s Senators Ron Wyden and Jeff Merkley, both of whom [spoke about the bill at our conference](#). Hope continues for these important investments to pass congress through the reconciliation or FY 22 budget process.



Housing Oregon / Hacienda CDC Collaborative

Housing Oregon was awarded a two-year \$250,000 grant from Meyer Memorial Trust for a new project in [collaboration with Hacienda CDC](#). Through a collaborative process, both organizations aim to build the capacity of Housing Oregon culturally specific BIPOC-led member organizations, in both rural and urban geographic areas throughout Oregon. The goal is to create a statewide best practices evaluation tracking system and craft policy recommendations that facilitates more financially equitable joint venture (JV) nonprofit and for-profit affordable housing developer partnerships that build organizational capacity for BIPOC-led organizations that target underserved communities.



The Housing Oregon and Hacienda CDC project team will research and analyze recently funded JV projects made by Oregon Housing Community Services (OHCS); 4% and 9% Low Income Housing Tax Credits (LIHTCs); and Local Innovation and Fast Track (LIFT) to document findings regarding the funders' racial equity goals comparative to approved developer applications.

To ensure an inclusive research process, the project team will form an advisory committee to guide the evaluation of the research findings and will create recommendations for best practice tracking tools. In addition, the project team will engage Housing Oregon members, other affordable housing organizations, and advocacy allies to advance policy recommendations with the OHCS Housing Stability Council – and to participate in the 2023 legislative session.

Member input from Annual Membership Meeting

At our annual membership meeting January 6, we invited members to reflect on and share their ideas on two important issues. Below are key themes we heard. The complete document can be found at this [link](#).

What issues facing our industry do you see as priorities we should be focusing future policy advocacy on?

- Improving procurement processes and working relationships with jurisdictions
- Securing preferences for and promoting mission-driven nonprofits
- Building more equitable partnerships w/culturally specific organizations
- Expanding homeownership opportunities for BIPOC households
- Engaging in public discourse with our messaging on Homelessness crisis
- Advocate for dedicated funding for preservation
- Workforce development in property management
- Addressing increasing cost of infrastructure

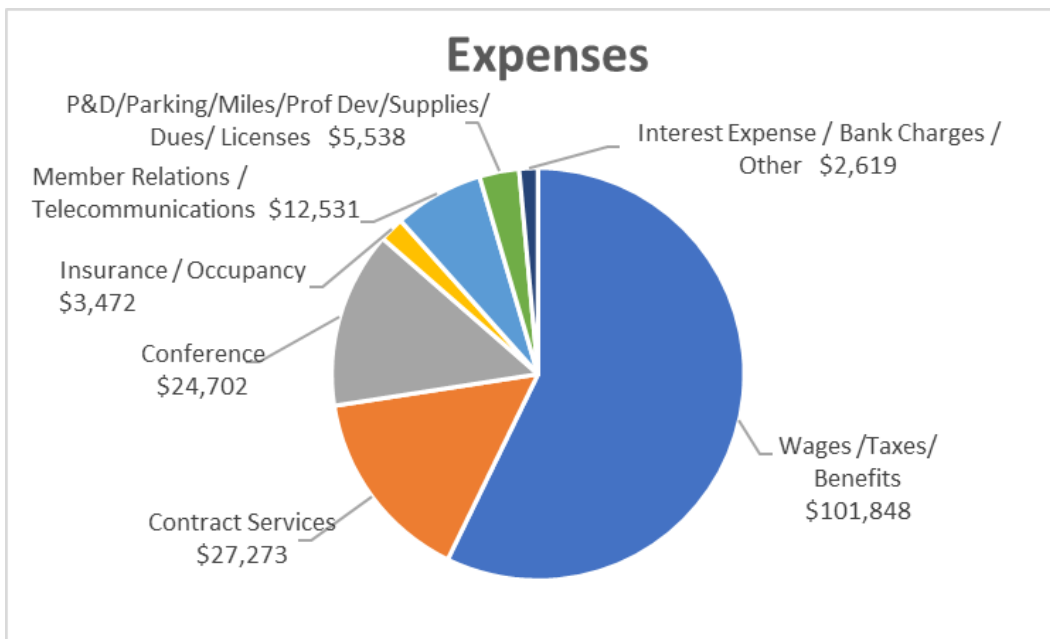
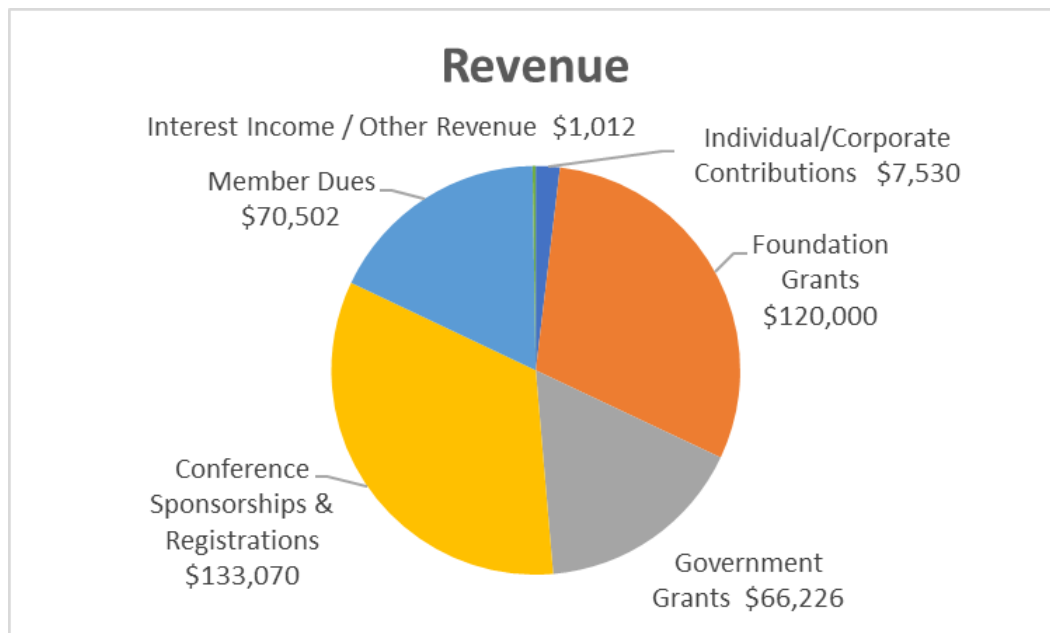
What ideas do you have for improving the structure and decision-making processes of policy councils?

- More time for member discussion and strategic thinking, fewer presentations
- Clarify voting process in policy councils
- Clarify relation between policy councils and board of directors
- Clarify connections between geographically based policy councils
- Clarify relation between Housing Oregon and Housing Alliance
- Improve working relationships with Legislative and governmental leadership

Financial Report

Housing Oregon has rounded the corner and finished out our fiscal year ending June 30, 2021 financially stable and positioned to expand staffing and programming. The organization finished fiscal year 2021 with total net assets of \$128,919. Revenues came in at 120% of the approved budget and expenses were kept to 65% allowing us to pay off several liabilities.

Looking forward to fiscal year '22, the \$553,750 budget includes the first year of a new two-year \$250,000 grant from Meyer Memorial Trust summarized earlier. Our fall 2021 conference exceeded expectations bringing in \$135,000 in revenue showing continued support from our sponsors. We're about to roll out membership renewals with a focus on rebuilding membership with our for-profit affiliate members.



***Thank you to the following for their financial support
with Housing Oregon in 2021.***



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