



## **Oregon Homeless Housing Response NOFA Proposed Framework February 2023**

### **Background**

In September 2021, Oregon Housing and Community Services (OHCS) received an allocation of approximately \$33M in American Rescue Plan (ARP) resources under the HUD HOME Investment Partnerships Program. These one-time [HOME ARP](#) resources are intended to fund housing and services for chronically homeless populations and to stabilize households most at risk of homelessness. The Oregon allocation of HOME ARP dollars are for “Balance of State” communities not receiving their own direct allocation of HOME ARP dollars.

Through consultation with stakeholders, OHCS has proposed to program HOME ARP dollars through a Homeless Housing Response NOFA, offering rental development resources in rural communities to provide housing to eligible HOME ARP populations. In addition to capital investments, the NOFA will provide access to HOME ARP and GHAP resources for ongoing capacity building efforts to support the ability of rural communities to bring together rent assistance, services, and development subsidies to increase service enriched housing affordable to the most vulnerable populations in their communities. The Homeless Housing Response NOFA currently includes the elements below:

### **Rental Development Resources**

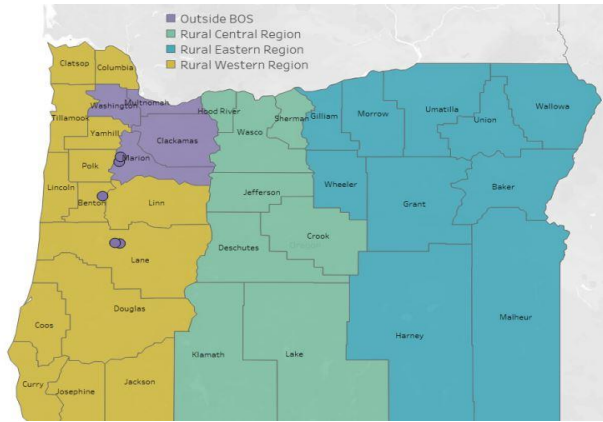
- Available to fund permanent affordable rental housing
- Resources are available to support debt-free projects up to 20 units
- Strong preference for “service enriched housing” that includes services and rent assistance
- Eligible applicants include private and nonprofit developers, public housing authorities, local governments, and community-based organizations such as CoC, CAA, and CCOs
- [Eligible beneficiaries](#) are households experiencing homelessness or at greatest risk of homelessness as well as households with a Veteran or those experiencing domestic violence, dating violence, or human trafficking

### **Regional Set-Asides**

HOME ARP rental development funds will be allocated using regional set-asides which will be held for 3 years. If a region’s development resources are under-subscribed, they will be held on a first-come basis for up to three years for those communities engaging in NOFA funded capacity building. After 3 years a final NOFA will be issued to obligate any remaining resources.

- Urban Balance of State (20%)
- Rural Western Oregon Counties (30%)
- Rural Central Oregon Counties (20%)
- Rural Eastern Oregon Counties (30%)





## Homeless Housing Response NOFA Capacity Building Resources

Rural communities working to increase their capacity to develop service enriched housing with HOME ARP and other development resources will be eligible to request capacity building dollars that will be accessed through the Homeless Housing Response NOFA:

### Eligible Capacity Building Uses

- Support for identifying and convening local stakeholders
- Support for increased community understanding of service enriched housing
- Resources to increase staff and organizational capacity to develop viable projects
- Project-specific development consultants
- PHA capacity investments to expand housing response to address community housing needs and incorporate equity and racial justice work in housing portfolio and programs.

### Requests for Capacity Building Assistance:

- Eligible applicants include private and nonprofit developers, public housing authorities, local governments, and community-based organizations such as CoC, CAA, and CCOs
- No funding cap on requests up to the per region cap for capacity building dollars (\$300,000-\$450,000 per region)
- Nonprofit organizations may be eligible to receive additional operating support for staff and operating costs associated specifically with developing a viable HOME ARP project
- Required letters of support from key regional partners engaging in capacity building work, requests should involve at least two key stakeholders in the region
- Describe plan for bringing together stakeholders to identify capacity needs in the community
- Requests should consider the goal of identifying a HOME ARP development project within 24 months