



Oregon Housing and Community Services

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Housing Opportunity Bill

Capacity Building

General Housing Account Program

For More Information

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Program objective

The 2009 Legislature created the **General Housing Account Program (GHAP)** to expand the state's supply of housing for low- and very low-income families and individuals. OHCS will make GHAP resources available to enhance the capacity of multifamily affordable housing providers to develop and maintain assets.

Oregon Housing and Community Services will fund capacity-building activities that increase an organization's skills and ability to develop, preserve, and operate housing affordable to low- and very low-income Oregonians.

OHCS will fund the following activities to achieve the program objective:

- Capacity Building Activity Grants
- Training and Technical Assistance
- Capacity Assessments

Funds available

OHCS projects that a total of \$869,955 in resources will be available for these activities during the 2009-11 biennium. Based on projections for the revenue stream, OHCS developed the following allocations and timelines:

Capacity Building Activity Grants: \$695,965 available for the biennium with expected release of \$300,000 in June of 2010 and \$395,965 in June of 2011.

Training and Technical Assistance: OHCS estimates that \$86,995 will be available after July of 2010.

Capacity Assessments: Estimated \$86,995 available incrementally starting in June 2010 and continuing through spring 2011.

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Eligibility for funding

Eligible entities include housing authorities and non-profit organizations with affordable housing as an objective in their by-laws or articles of incorporation, and a strong background in providing affordable housing.

Award criteria and monitoring

Capacity Building Activity Grants

Organizations will apply competitively for maximum annual grants of \$50,000. While multiple year grants are possible, the department does not intend for the grants to provide an ongoing subsidy for organizational operations.

Application evaluation factors include the following

- Clarity of relationship between proposal and expected results of activity
- Need for activity relative to portfolio or pipeline, or unmet needs as defined by the department
- Ability to continue activity after the grant period
- Potential for retention of benefits if personnel or organization changes.
- Potential to replicate results
- Nature and extent of similar affordable housing organizations in the service territory
- Organizational needs assessment methodology
- Overall specificity of the proposal, including goals, objectives, performance measures, and timeline
- Other factors deemed relevant by the department

Examples of ineligible activities include:

- activities without clearly defined work plans and measureable results
- general operating subsidies
- activities not clearly connected to creation or preservation of affordable housing

The department will fund applications deemed viable and will carry forward uncommitted funds.

OHCS will offer two rounds of funding, in the spring of 2010 and of 2011 with awards announced by mid-summer of each year.

OHCS will require grantees report regularly on performance milestones and timelines described in the award.

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Training and Technical Assistance Funds:

OHCS will award these funds through a request for proposal process.

Organizations can submit proposals to provide training or technical assistance programs, materials, seminars and other activities that meet the needs of individual organizations or Oregon's affordable housing industry as a whole.

OHCS will review participant evaluations and require regular reports from awardees.

Capacity Assessments

OHCS will fund a limited number of independent third-party capacity assessments of organizations.

The department will choose organizations based on, but not limited to the following:

- Size and nature of affordable housing portfolio
- Level of support for the assessment from the organization's board of directors
- Actual or potential changes in organizational leadership
- Activities, planned or underway, which are new to the organization

The department will work closely with funded organizations to evaluate the results of the assessment and assist with implementation of recommendations.

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, homelessness prevention and intervention, energy assistance, and community service programs.

