

Housing Opportunity for Oregonians

Preservation of housing in Oregon communities has lasting benefits.

Affordable homes for our neighbors who most need the help:

- Project-based rental assistance programs through the U.S. Department of Housing and Urban Development (HUD) and U.S. Department of Agriculture (USDA) Rural Development provide homes for more than 16,000¹ households with extremely low income² in Oregon – working families, seniors and people living with disabilities.
- Project-based rental assistance helps Oregonians have enough money to pay the rent and still have money left over for groceries and medicine. The average household income for residents in properties with federal project-based rent assistance is \$851 per month³, while the Fair Market Rent for the average two-bedroom home in Oregon is \$807 per month⁴. Without assistance, the amount left over for all other necessities after paying the two-bedroom Fair Market Rent would be only \$44 per month, or less than your typical American family spends on just fruits and vegetables⁵.
- Well over half of the homes supported by project-based rental assistance house residents who are elderly or have a disability⁶.
- Properties with federal project-based rental assistance contracts are in large and small communities located across Oregon – with more than half in towns with populations less than 25,000⁷.



A good deal for Oregon and the Oregon economy:

- Project-based rental assistance contracts brought an estimated \$80 million of federal funding to Oregon communities in 2011⁸.
- \$424 million in private capital was leveraged between 2006 and 2012 for preservation. Project-based rental assistance contracts are a powerful tool to generate investments in communities.
- 4,209 jobs were created between 2006 and 2012⁹ as a result of the public and private capital invested in Preservation projects.

A long-term solution:

- Project-based rental assistance contracts tied to specific homes provide long-term security to residents and are more likely to retain support from Congress than other subsidy programs.
- Renewals of existing project-based rental assistance contracts for 20 years will secure \$1.6 billion of federal funding for Oregon¹⁰.

A cost-effective solution:

- Preserving existing housing costs an average of just 56% of new construction costs¹¹.

An energy efficient solution:

- The greenest building is one that has already been built – renovation requires a fraction of the natural resources and energy that new construction consumes.
- Significant energy upgrades in most properties make existing buildings far more energy efficient, lowering utility costs and providing healthier homes for residents. MORE >



Homes that meet the needs and budgets of residents:

- An astonishing 8 in 10 renters with extremely low incomes in Oregon now spend more than 50% of their income on housing¹², making preservation of existing homes with project-based rental assistance more important than ever.
- Preserving properties with project-based rental assistance contracts allows vulnerable Oregonians to remain in their homes and keeps affordable housing resources available for the future.
- Providing vital supportive services is often more efficient at properties with federal project-based rental assistance contracts.

Project-based contracts tie housing resources to communities:

- Project-based rental assistance contracts that expire without being renewed are lost forever.
- When project-based rental assistance contracts expire, residents must qualify to receive tenant-based vouchers as a replacement. Those residents must then search for a new home with a landlord willing to accept their voucher. Finding suitable homes can be very difficult in many neighborhoods and communities.
- When tenant-based voucher holders move to a new town, by choice or necessity, the original community loses a precious housing resource.
- Housing stability is just as important as resident choice and mobility. Both place-based and people-based housing assistance programs help maintain healthy communities, providing complementary housing options to people with different needs.



Notes

- ¹ Source: HUD's *Multifamily Portfolio* data sets (as of 7/30/2012) and RD's *2011 Multi-Family Housing Annual Fair Housing Occupancy Report*.
- ² Extremely low income is no more than 30% of the Area Median Income (AMI).
- ³ Estimate based on demographics data provided by RD and OHCS, as the Performance-Based Contract Administrator for HUD project-based rental assistance contracts in Oregon.
- ⁴ Source: National Low Income Housing Coalition's *Out of Reach 2012*.
- ⁵ Source: Bureau of Labor Statistics *2010 Consumer Expenditure Survey*.
- ⁶ Source: RD's *Multi-Family Housing Annual Fair Housing Occupancy Report* and HUD's *Picture of Subsidized Households*.
- ⁷ Based on 2010 Census data.
- ⁸ Based on per unit per year subsidy estimates from HUD and RD.
- ⁹ Based on OHCS estimate of 8.6 statewide jobs created per \$1 million of total project costs.
- ¹⁰ See note 7. Estimate in 2011 dollars, unadjusted for inflation.
- ¹¹ Based on analysis of OHCS-funded properties from 2006 to 2012.
- ¹² Source: National Low Income Housing Coalition's *State Housing Profile for Oregon*.

Preserving properties is the primary focus of the Oregon Housing Preservation Project (OHPP). As Oregonians with the lowest incomes continue to have trouble finding a safe, decent, and affordable place to call home, properties with project-based rent assistance contracts provide an invaluable, irreplaceable resource. In many communities around the state, these properties may represent

the only safe, stable home for a senior living on a fixed income or a family struggling with unemployment. Federal project-based rent assistance also helps fuel the local economy, providing the property a steady stream of income that can attract private capital and investment.

In 2007, a partnership of state and local stakeholders, both public and private, established the OHPP in

response to an impending wave of long-term federal project-based rent assistance contracts that would soon reach their expiration dates. Without contract renewals, that assistance is lost forever. OHPP works to provide outreach, technical expertise, and short- and long-term financing to preservation-minded buyers and owners of at-risk properties, with an ultimate goal of preserving 6,000 homes across Oregon.

Affordable
Homes for
Oregon
Communities

Preserve Oregon Housing

www.preserveoregonhousing.org

Oregon Housing Preservation Project Partners:

Oregon Housing and Community Services • City of Portland
Network for Oregon Affordable Housing

Support generously provided by:

Meyer Memorial Trust • John D. and Catherine T. MacArthur
Foundation • Collins Foundation • Oregon Community Foundation