

# Helping Local Organizations Meet the Housing Needs of Disaster Survivors

## An Overview of the Affordable Housing Development Program



### How does the AHD program work?

The Affordable Housing Development (AHD) program helps local organizations establish a broad range of affordable rental and homeownership development activities. This includes designated organizations such as public housing authorities or local governments.

These activities will primarily benefit fire-impacted individuals who are low to moderate income across affected counties.

Activities must address a disaster-related impact and be in a most impacted and distressed (MID) area.\* Matching funds for planned projects may also be available.

Eligible projects include:

- **Affordable rental housing development**
  - New construction, rehabilitation, conversion, and accessory dwelling unit development
- **Affordable homeownership housing development**
  - New construction of manufactured and stick-built homes; rehabilitation
- **Property acquisition and infrastructure development to support planned affordable housing projects**

Oregon Housing and Community Services (OHCS) offers the **AHD program** to support long-term housing recovery and the unmet needs of renters and homeowners in the eight counties affected by wildfires and straight-line winds in 2020.

Eligible counties include Clackamas, Douglas, Jackson, Klamath, Lane, Lincoln, Linn, and Marion.

Visit [oregon.gov/ohcs/disaster-recovery/reoregon/community-support-services/Pages/default.asp](https://oregon.gov/ohcs/disaster-recovery/reoregon/community-support-services/Pages/default.asp) to learn more about AHD and other community support programs.

\* This impact is demonstrated by the disaster's overall effect on the quality, quantity, and affordability of housing stock and the resulting inability of that stock to meet post-disaster needs and population demands.

## How is the AHD program funded?

OHCS allocates Community Development Block Grant Disaster Recovery (CDBG-DR) funds from the U.S. Department of Housing and Urban Development (HUD) directly to county governments or their approved designees. The counties or their designees are subrecipients to OHCS and are responsible for designing, administering, and implementing affordable housing programs and projects that OHCS oversees.†

The total program allocation is **\$127,348,581**, as shown in the table below.

Total Budget	HUD-Identified MID Budget (Clackamas, Douglas, Jackson, Lane, Lincoln, Linn, Marion)	Grantee MID Budget (Klamath)
\$127,348,581	\$126,075,095.19 (99% of total budget)	\$1,273,485.81 (1% of total budget)

## AHD program subrecipients must comply with federal requirements

These requirements pertain to numerous AHD program components, such as:

- Project selection
- Environmental review
- Financial management
- Procurement
- Fair housing and civil rights statutes
- Duplication of benefits reviews
- Recordkeeping and reporting
- CDBG-DR construction and labor standards
- Other administrative and program mandates
- Closeout



† Each subrecipient must designate a primary point of contact for OHCS to communicate questions and information about subrecipients' roles, responsibilities, and matters. Subrecipients must provide an "escalation path," including emails and phone numbers with points of contact.



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