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PERMANENT ADMINISTRATIVE ORDER

OHCS 24-2025
CHAPTER 813
OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT

FILED
05/23/2025 10:18 AM
ARCHIVES DIVISION
SECRETARY OF STATE
& LEGISLATIVE COUNSEL

FILING CAPTION: Implements the Oregon Rehousing Initiative (ORI) rules and guidance.

EFFECTIVE DATE: 05/23/2025

AGENCY APPROVED DATE: 05/23/2025

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RULES:

813-270-0005, 813-270-0015, 813-270-0025, 813-270-0035, 813-270-0045, 813-270-0055, 813-270-0065, 813-270-0075, 813-270-0085

ADOPT: 813-270-0005

RULE TITLE: Purpose and Objectives

NOTICE FILED DATE: 03/26/2025

RULE SUMMARY: Purpose and objectives statement describing the Oregon Rehousing Initiative (ORI) program.

RULE TEXT:

The purpose of OAR chapter 813, division 270 of the administrative rules is to implement the Oregon Rehousing Initiative (ORI). Funding for ORI comes from Legislatively allocated state general funds. Oregon Housing and Community Services (OHCS) is designated as the state agency responsible for administering state and federal antipoverty programs in Oregon. The purpose of ORI, which is one such program, is to provide rehousing and related supportive services for homeless households.

STATUTORY/OTHER AUTHORITY: ORS 456.555, 456.559

STATUTES/OTHER IMPLEMENTED: ORS 458.390, 458.392, 456.561

ADOPT: 813-270-0015

RULE TITLE: Definitions

NOTICE FILED DATE: 03/26/2025

RULE SUMMARY: Definitions for the ORI program

RULE TEXT:

Terms used throughout this division (OAR 813-270) may be defined in Oregon Revised Statute (ORS) or in the OHCS General Definitions (OAR 813-005-0005). Terms used within this division observe those definitions, except as defined below:

- (1) "Acquisition" means action taken to acquire a building for the purpose of permanent or transitional housing. This does not include the acquisition of bare land.
- (2) "Block leasing" means a type of lease that gives the lessee the right to control and sublease the property during the lease, while the owner retains the legal title. For example, a housing authority or service provider would be the lessee, allowing them to sublease the property to its tenants. An example of an eligible expense would be those related to a property manager on site as part of the block leasing agreement.
- (3) "Code of Conduct Agreements" means agreements that may be required by some Oxford Housing Models and Alcohol & Drug Free Community Housing models. A Code of Conduct Agreement can require that participants adhere to the housing facility's rules and expectations of behavior and may or may not be required to be signed by the participant. Code of Conduct Agreements are not the same as Occupancy/Lease/Rental Agreements.
- (4) "Construction" has the meaning provided in ORS 456.515.
- (5) "Conversion" means in general, an activity that does materially add to the value of an existing structure, appreciably prolong its useful life, or adapt it to new uses.
- (6) "Culturally Responsive Organization" means an entity that provides services to a cultural community and the entity has the following characteristics: Comprehensively addresses power relationships throughout the organization by methods that include addressing conflicts and dynamics of inclusion and exclusion; Has relationships with and is responsive to communities that the organization serves, including communities of color; Hires, promotes, trains and supports staff who are culturally and linguistically diverse in ways that reflect the communities that the organization serves, including communities of color; Provides culturally responsive service; and has adopted governance structures, policies and cultural norms to hold its leadership and staff accountable and to continue improvements.
- (7) "Culturally Responsive Service" means a service that: Is adapted to maximize the respect of and relevance to the beliefs, practices, culture and linguistic needs of the diverse client populations and communities being served, including clients and communities of color; Has the capacity to respond to the issues of diverse communities; and assures competent language access and incorporates diverse cultural approaches, strengths, perspectives, experiences, frames of reference, values, norms and performance styles of clients and communities to make services and programs more welcoming, accessible, appropriate and effective for all eligible and intended recipients.
- (8) "Domestic Violence" means those activities including, but not limited to, domestic violence, dating violence, sexual assault, stalking, attempting to cause, or intentionally, knowingly, or recklessly causing or placing another in fear of imminent serious physical injury or emotional, mental, or verbal abuse, and using coercive or controlling behavior. This does not include other criminal acts such as violence perpetrated by a stranger, neighbor, acquaintance, or friend, unless those persons are family members, intimate partners, or household members.
- (9) "Grantee" means the entity receiving funds and entering into agreement with Oregon Housing and Community Services.
- (10) "Homeless Management Information System" or "HMIS" has the meaning provided in 24 CFR 576.2. Victim Service Providers must use an HMIS Comparable Database.
- (11) "Occupancy Agreements", "Lease Agreements", or "Rental Agreements" means agreements used for temporary or permanent housing, which includes Transitional Housing. Occupancy/Lease/Rental Agreements are not the same as a Code of Conduct Agreement.

(12) "Participant" means a household who is receiving OHCS funded services.

(13) "Priority Population" means persons that the grantee/subrecipient has determined as having the greatest need and will receive services first.

(14) "Progressive Engagement" means an approach to helping households end their homelessness as rapidly as possible, despite barriers, with individually tailored financial and support resources. Through progressive engagement, assistance may be provided to any household entering the homelessness system at a level needed by that household. In many cases, a household may need a small amount of assistance to stabilize, while others may need more resources and tailored assistance.

(15) "Rapid Rehousing Activities" means those services performed to enable households to obtain permanent housing when they are currently homeless. Rapid rehousing is used when a household's housing status is literally homeless (category 1), homeless under other federal statutes (category 3), or when a household is fleeing or attempting to flee a domestic violence situation (category 4).

(16) "Rehabilitation" or "Rehab" means action taken to return a property to a useful state by means of repair, modification, or alteration. Bringing a property to the point where it is usable, safe, comfortable, hygienic, etc., but not necessarily bringing it back to its previous state or improving the property.

(17) "Renovation" means the process carried out to upgrade an existing structure and to improve performance by either altering the scope of structure, providing additional facilities, or improving existing facilities. Improving the property.

(18) "Repair and Maintenance" means the actions taken to keep a building at a certain level of integrity, or to restore a structure to such a condition that it can be effectively used for its designated purpose. Actions that make improvements that will raise the building to a higher level of integrity or allow the building to be used for a new activity are not considered repair or maintenance. Bringing a property back to its original condition or taking action to keep a property at its current condition.

(19) "Stand-Alone Policy" means a written policy that includes all the requirements for such a policy and is either its own separate document or it is included in a larger document, such as a policy and procedures handbook, that can easily be separated from the larger document for the purpose of approval and review by OHCS.

(20) "Street Outreach" means service delivery that targets unsheltered homeless individuals and households. Street outreach includes reaching out to people who do not otherwise seek assistance. Street outreach involves going outside of the agency to connect with individuals and households where they build rapport and meaningfully engage with unhoused individuals and families. Street outreach includes connecting with individuals and households experiencing homelessness who may be disconnected or alienated from supports and services and is focused on moving people into permanent housing without preconditions for receiving assistance.

(21) "Subrecipient" means entities that, by contract with the grantee agency, provide assistance payments/services and may receive funding directly from the grantee agency. Through its agreements with grantee agency, subrecipients must comply with all requirements for the program. Subrecipients include a grantee's subcontractors, contractors, vendors, subrecipients and any subcontractors, contractors, vendors or subrecipients of a subcontractor, contractor, vendor, or subrecipient.

(22) "Support Network" means entities including, but not limited to, family, friends, and faith-based or other social networks.

(23) "Target Population" means persons a grantee/subrecipient wishes to reach out to who are under-represented in their service population, but delivery of funds cannot be limited to only the target population.

(24) "Transitional Living Programs" means those programs that facilitate a homeless youth or young adult's transition to permanent housing and is offered to participants for no more than 24 months. Transitional living programs are designed to provide interim support to successfully move a participant to, and help them maintain, permanent housing.

Transitional living programs will require program participants to sign either a lease or an occupancy agreement.

Transitional living programs are not the same as Transitional Shelter, which requires no lease/occupancy agreement.

STATUTORY/OTHER AUTHORITY: ORS 456.555, 456.559

STATUTES/OTHER IMPLEMENTED: ORS 458.390, 458.392, 456.561

ADOPT: 813-270-0025

RULE TITLE: Manuals

NOTICE FILED DATE: 03/26/2025

RULE SUMMARY: Referencing the ORI program manual.

RULE TEXT:

Effective on May 23, 2025, the Oregon Rehousing Initiative Program Guidance Manual (ORI Manual) with the requirements and standards therein, is incorporated into and adopted as part of division 813-270 of the department's administrative rules. The ORI Manual may be accessed online at the OHCS website.

STATUTORY/OTHER AUTHORITY: ORS 456.555, 456.559

STATUTES/OTHER IMPLEMENTED: ORS 458.390, 458.392, 456.561

ADOPT: 813-270-0035

RULE TITLE: Administration

NOTICE FILED DATE: 03/26/2025

RULE SUMMARY: Describing the administration of the ORI program with grantees.

RULE TEXT:

OHCS may contract with grantees to provide eligible ORI services in service areas in such manner to provide holistic coverage statewide without duplication or overlap of services.

STATUTORY/OTHER AUTHORITY: ORS 456.555, 456.559

STATUTES/OTHER IMPLEMENTED: ORS 458.390, 458.392, 456.561

ADOPT: 813-270-0045

RULE TITLE: Applicant Eligibility

NOTICE FILED DATE: 03/26/2025

RULE SUMMARY: Describing ORI applicant eligibility requirements.

RULE TEXT:

- (1) ORI services shall be made available to households who meet eligibility requirements as outlined in the ORI Manual.
- (2) Income limitations and U.S. citizenship of household members may not be considered as eligibility criterion to qualify for assistance under the ORI program.
- (3) Specific requirements and documentation to provide proof of eligibility for ORI services are detailed in the ORI Manual.

STATUTORY/OTHER AUTHORITY: ORS 456.555, 456.559

STATUTES/OTHER IMPLEMENTED: ORS 458.390, 458.392, 456.561

ADOPT: 813-270-0055

RULE TITLE: Use of Funds

NOTICE FILED DATE: 03/26/2025

RULE SUMMARY: Detailing the ORI program allowed use of funds.

RULE TEXT:

(1) Use of ORI funds must be in compliance with ORI requirements for eligible households.

(2) To the extent of available funding, eligible ORI services include, but are not limited to:

(a) Street outreach;

(b) Rapid rehousing and support services;

(c) Unit access including block leasing and landlord engagement; and

(d) Data collection.

(3) ORI funds may be used to supplement existing funds or to support existing programs or establish new programs.

Grantees shall not use ORI funds, granted or otherwise awarded, to replace funds currently being received from other sources, available or reasonably expected to be available to the grantee.

STATUTORY/OTHER AUTHORITY: ORS 456.555, 456.559

STATUTES/OTHER IMPLEMENTED: ORS 458.390, 458.392, 456.561

ADOPT: 813-270-0065

RULE TITLE: Application for Funding; Funding Agreement

NOTICE FILED DATE: 03/26/2025

RULE SUMMARY: Describing the application for funding; funding agreement guidelines.

RULE TEXT:

(1) Prior to providing any ORI services using OHCS funding, grantees must submit an ORI Regional Plan to OHCS. A funding agreement must be approved by OHCS in writing before being operative.

(2) ORI Regional Plans must meet all requirements of form and content as established by OHCS. At a minimum, plans must include a grantee's proposed activities for eligible households, anticipated expenditures, and any other information as OHCS may require specific to ORI funding. Grantees must adhere to OHCS requirements and deadlines for submitting plans. An ORI Regional Plan is subject to approval, with or without modifications, or disapproval by OHCS.

(3) OHCS will evaluate all ORI Regional Plans for ORI sufficiency requirements. Sufficiency is based on the quantity, thoroughness, and quality of performance that is satisfactory to OHCS. This includes, but is not limited to, providing relevant information necessary for OHCS to assess the grantee's compliance with all ORI requirements and any other standards, goals, and requirements established by OHCS.

STATUTORY/OTHER AUTHORITY: ORS 456.555, 456.559

STATUTES/OTHER IMPLEMENTED: ORS 458.390, 458.392, 456.561

ADOPT: 813-270-0075

RULE TITLE: Recordkeeping and Compliance Monitoring

NOTICE FILED DATE: 03/26/2025

RULE SUMMARY: Listing the ORI program's recordkeeping and compliance monitoring guidelines.

RULE TEXT:

- (1) Grantees and their subrecipients must maintain accurate financial records satisfactory to OHCS and consistent with ORI requirements, which document the receipt and disbursement of all ORI funds by OHCS. Grantees must have an accounting system in place satisfactory to OHCS and implement an approved Homeless Management Information System (HMIS) database, or other database as approved by OHCS, for data and fiscal entry.
- (2) Grantees and their subrecipients must maintain other ORI records satisfactory to OHCS and consistent with ORI requirements, as detailed in the grant agreement.
- (3) Grantees must provide OHCS with all required reports, data, and financial statements by submission deadlines and satisfactory to OHCS in form and substance as identified in the ORI requirements and as requested by OHCS.
- (4) Further information on compliance and monitoring is detailed in the grant agreement.

STATUTORY/OTHER AUTHORITY: ORS 456.555, 456.559

STATUTES/OTHER IMPLEMENTED: ORS 458.390, 458.392, 456.561

ADOPT: 813-270-0085

RULE TITLE: Remedies

NOTICE FILED DATE: 03/26/2025

RULE SUMMARY: Detailing the ORI program's remedies.

RULE TEXT:

- (1) OHCS reserves the right to identify deficiencies in the performance of any grantee or their subrecipients discovered during compliance monitoring activities and take remedial action upon such grantees, including, but not limited to, terminating its funding agreement with a grantee or recipient and requiring repayment of ORI funding.
- (2) Further information on how OHCS may remedy any identified deficiencies is detailed in the grant agreement.

STATUTORY/OTHER AUTHORITY: ORS 456.555, 456.559

STATUTES/OTHER IMPLEMENTED: ORS 458.390, 458.392, 456.561