



Memorandum Date: August 16, 2023

Meeting Date: August 29, 2023

TO: Board of County Commissioners

DEPARTMENT: County Administration/ Policy Division

PRESENTED BY: Neil Barrett
Oregon Housing and Community Services
Disaster Recovery and Resiliency Coordinator

AGENDA ITEM TITLE: DISCUSSION: Community Development Block Grant-Disaster Recovery (CDBG-DR), Re-Oregon

I. MOTION

Information and discussion only.

II. AGENDA ITEM SUMMARY

Mr. Barrett will provide information about CDBG-DR programs for Holiday Farm Fire survivors:

- Planning, Infrastructure and Economic Recovery (PIER) Funds,
- Homeowner Assistance and Reconstruction Program (HARP)
- Homeownership Opportunities Program (HOP)

III. BACKGROUND/IMPLICATIONS OF ACTION

A. Board Action and Other History

Since 2021, the Board has received regular updates from staff on Holiday Farm Fire recovery. Multiple updates have included presentations from partner agencies, including Oregon Housing and Community Services. This update will focus on OHCS programs and timelines and won't include the standard quarterly update content. The last quarterly recovery update to the Board of County Commissioners was held June 27, 2023, and the next will be scheduled for September or October, 2023.

B. Policy Issues

No administrative policy or objective exists associated with this agenda item.

C. Board Goals

Strategic Priority #1: Safe, Healthy County

Strategic Priority #2: Vibrant Communities

Strategic Priority #3: Robust Infrastructure. Objective C- Build a culture of preparedness and operational readiness within the organization in coordination with community partners. Objective D- Develop disaster recovery plans, policies, and procedures.

D. Financial and/or Resource Considerations

This is an informational only; there are no actions for Lane County to take at this time.

E. Health Implications

Health Determinant	
Employment and livelihood	Directly affected by Community Development Block Grant – Disaster Recovery (CDBG-DR) allocations and state Recovery funding
Family and Community Structure	Directly affected by CDBG-DR allocations and state Recovery funding
Goods and Services	Directly affected by CDBG-DR allocations and state Recovery funding
Housing	Directly affected by CDBG-DR allocations and state Recovery funding
Land Use	Directly affected by, and will affect, CDBG-DR allocations, state legislative allocations, and to what degree local recovery can occur.
Parks and Natural Space	Directly affected by CDBG-DR allocations and state Recovery funding
Transportation	Directly affected by CDBG-DR allocations and state Recovery funding

F. Analysis

None at this time. This item is for discussion only.

G. Alternatives/Options

None at this time. This item is for discussion only.

III. RECOMMENDATION

None at this time. This item is for discussion only.

IV. TIMING/IMPLEMENTATION

Staff will continue to work on Holiday Farm Fire recovery.

V. FOLLOW-UP

Staff will follow-up via a quarterly update as requested by the Board.

VI. ATTACHMENTS

HARP Fact Sheet

PIER Flyer

Lane County Partner Briefing Powerpoint

Homeowner Assistance and Reconstruction Program (HARP) – Phase 1



Did you lose your home to the 2020 Labor Day fires?

ReOregon's HARP program can help you rebuild your home.

About the program

HARP can help eligible homeowners impacted by the 2020 Oregon wildfires rebuild, repair, or replace their home.

Program eligibility

To qualify for HARP Phase 1, a homeowner must meet all the following criteria:

- Homeowner lost their primary residence in one of the 2020 Labor Day Oregon fires (e.g., Echo Mountain, Beachie Creek, Almeda, etc.);
- Homeowner has a remaining need; **and**
- Homeowner's household qualifies as low or moderate income.*
- **There is no citizenship or residency status requirement.**



Fiscal Year 2023 Low- and Moderate-Income Limit (80% of median income)

County	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Jackson	\$45,300	\$51,800	\$58,250	\$64,700	\$69,900	\$75,100	\$80,250	\$85,450
Lane	\$47,250	\$54,000	\$60,750	\$67,450	\$72,850	\$78,250	\$83,650	\$89,050
Lincoln or Douglas	\$42,600	\$48,650	\$54,750	\$60,800	\$65,700	\$70,500	\$75,400	\$80,300
Marion	\$46,900	\$53,600	\$60,300	\$66,950	\$72,350	\$77,700	\$83,050	\$88,400
Linn	\$44,550	\$50,900	\$57,250	\$63,600	\$68,700	\$73,800	\$78,900	\$84,000

Source: HUD: <https://www.hudexchange.info/resource/5334/cdbg-income-limits/>

*In addition, households with very high debt burdens due to recovery costs and those with a household member with a significant disability will be considered for Phase 1. A significant disability is one that requires ongoing care or a different home layout.

What if you aren't eligible for Phase 1?

- **For homeowners:** Depending on funds available, future phases of HARP may expand eligibility. If you have rebuilt, a reimbursement option may be available in future phases.
- **For renters:** ReOregon will develop affordable homeownership opportunities for fire survivors who were renters.

Please complete the eligibility questionnaire for the HARP application even if you don't expect to qualify for Phase 1 or were a renter at the time of the disaster. This will help OHCS design any future phases if sufficient funds remain.



For more information, visit <https://re.oregon.gov> or scan the QR code. Or, email your questions to ReOregon@hcs.oregon.gov.

Last updated: 5/26/23



Homeowner Assistance and Reconstruction Program (HARP) – Phase 1



What kind of help do you need?

- If you are rebuilding your home but have not finished yet, HARP can help pay remaining eligible costs to complete construction.
- If you haven't started rebuilding, HARP can fund construction or purchase of a replacement home, based on what was lost.
- If you have bought another home since the fires but need help with repairs or hazard trees, HARP can help with those costs as well.
- If you have already completed your rebuild, Phase 1 of HARP cannot reimburse you. However, that may be possible in a future phase, so **please complete the eligibility questionnaire** on the application and save all receipts and records from the rebuild.



Maximum program award caps

- Single-family site-built residences: Up to \$155 per square foot (with a maximum benefit of 2,000 square feet)
- Manufactured homes: singlewide: \$100,000, doublewide: \$185,000
- These maximums are for replacing the home itself. ReOregon can also pay for site costs (replacing a well, for example) or installation of a manufactured home. These costs are not limited by the cap.

How and when to apply

- You will be able to apply directly through an online application or work with an agency in your community that will help with the process. Applications for Phase 1 of HARP will be accepted in early summer 2023. The eligibility questionnaire for all survivors seeking ReOregon benefits of any kind will be posted at the same time and location.
- The application process will take some time, but local application intake specialists will be available to help collect documents and answer questions.

Start getting your documents ready to apply

Applicants will have to prove several things to be eligible for HARP. The state must document that HARP recipients owned a primary residence that was destroyed (or damaged) by a 2020 Labor Day fire or windstorm. Applicants who have a FEMA Individual Assistance ID number can provide that in place of some of the documents below but still need to provide proof of identity and current income.

Preferred documents:

- Evidence of homeownership (such as a deed, title, or bill of sale)
- Evidence the home was your primary residence (such as a government-issued ID)
- Record of damage to the home (such as an official damage assessment, insurance documents and/or photos)
- Proof of current income (documents showing amount of income from all current sources)
- Record of any other benefits or recovery supports received, including insurance payments
- Proof of identity for all household members over age 18 (such as a government-issued photo ID or Consular ID).

Contact us

- For more details on HARP and other ReOregon programs, please visit <https://re.oregon.gov>.
- Email questions to: ReOregon@HCS.oregon.gov
- **Call:** 833-604-0878

Applicants who don't have all the preferred documents can submit alternatives, such as a birth certificate, bank statement, or school registration. OHCS will be publishing a detailed list of required documents soon.

Planning, Infrastructure, and Economic Revitalization Program (PIER)

Grant Opportunity for Community Disaster Recovery from 2020 Labor Day Fires

About the program

The PIER program will provide grants in the eight most impacted counties to address the unmet infrastructure, planning, and economic revitalization recovery needs from the 2020 Labor Day fires. Projects to mitigate the damage of possible future disasters are also eligible. PIER is intended to fund the infrastructure needed to support new housing and the economic health of the region that will allow households to purchase new homes.



Budget Allocations Per Impacted County

County	Percent of Total PIER Program Allocation	PIER Allocation
Clackamas	5.7%	\$ 2,415,826
Douglas	5.7%	\$ 2,399,446
Jackson	32.9%	\$ 13,849,117
Klamath	4.0%	\$ 1,703,097
Lane	18.8%	\$ 7,926,980
Lincoln	6.4%	\$ 2,684,967
Linn	7.4%	\$ 3,110,691
Marion	19.1%	\$ 8,027,045
TOTAL	100%	\$42,117,170

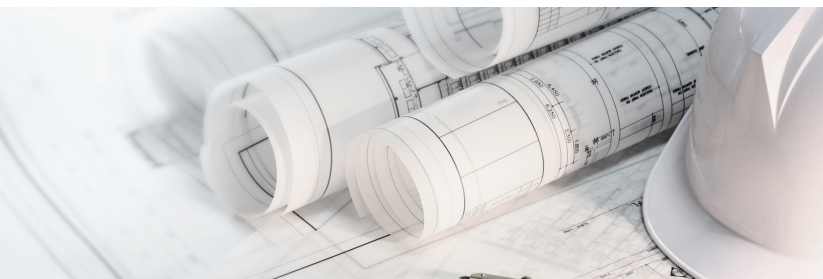
Eligible Uses of Funds

Recovery

- **Economic revitalization, infrastructure, and planning** projects or programs relating to recovery needs.

Mitigation

- Forward looking projects or programs that would **reduce the expected loss of life or property** from natural hazards identified in adopted Hazard Mitigation Plans.
- Examples include community resilience plans, applying ignition-resistant materials to public facilities, or other projects that would increase resilience to future disasters.
- Project proponents are encouraged to perform a cost benefit analysis to confirm the cost effectiveness of the proposed mitigation benefits from the project. Subrecipients may use the FEMA Benefit-Cost Analysis as a guide.



Planning, Infrastructure, and Economic Revitalization Program (PIER)



Program Requirements

- **PIER is part of ReOregon**, which is funded by a US Department of Housing and Urban Development Community Development Block Grant (CDBG-DR).
- **PIER allows most CDBG eligible activities except for housing construction.** (Other ReOregon programs address the direct reconstruction of housing stock.)
- All activities must also address an allowable “National Objective.” In most cases, that will either be **serving populations with low- and moderate-incomes** or **“urgent need.”**
- **A range of federal rules and requirements apply**, including: Environmental Review (NEPA compliance; Davis-Bacon prevailing wages; extensive compliance monitoring; 2 CFR 200 procurement rules; and a review for “Duplication of Benefits.” **Be aware that \$1 from PIER is likely to federalize an entire project, i.e., those federal rules and requirements may apply to all aspects/components of the project**, even if funded with other sources. For additional details on applicable rules, see: *Playing by the Rules: A Handbook for CDBG Subrecipients on Administrative Systems*.



Eligible Project Leads & Applicants

Eligible entities must have the capacity, systems, and expertise in place to carry out the proposed project or program.

Eligible entities include:

- Tribal, State, county, and municipal governments, agencies, districts, and authorities.
- Schools (K-12)
- Public housing authorities
- Other public or quasi-public entities
- Nonprofit entities

Future operation of a project may be undertaken by another entity with their written agreement and commitment to do so.

How to Apply

Regional Selection Committees will set the process for application in each region.

If you are unsure who to contact, please email reoregon@hcs.oregon.gov to request a contact.

The committees include representatives from local governments, the Economic Development District, Long Term Recovery Group (LTRG), and a Federally Recognized Tribe (if applicable).

Contact us

- For more details on PIER, please visit <https://re.oregon.gov>.
- Email questions to: pier@hcs.oregon.gov
- **Call:** 833-604-0878

ReOregon Housing Programs

Community Development Block Grant- Disaster Recovery

Assistance for 2020 Oregon Labor Day Fire Survivor Households



Disaster Recovery & Resilience
Oregon Housing & Community Services



CDBG-DR Requirements

- **\$422.3 million** allocation
- **2020 Labor Day Fires** in **Clackamas, Douglas, Jackson, Klamath, Lane, Lincoln, Linn and Marion counties**
- Allocated according to need under:
 - Housing / Infrastructure / Economic Revitalization**
- **70% for Low- to Moderate-Income (LMI)** households
- **15% for Mitigation** activities
- **Substantial amendments:** Standard and expected
- **Direct delivery** of services is allowed

ReOregon Programs

- **HARP:** Homeowner Assistance and Reconstruction Program
- **HOP:** Homeowner Opportunities Program
- **PIER:** Planning, Infrastructure and Economic Revitalization

ReOregon Programs

WRRRA & IHA

- **Wildfire Recovery Resilient Account (WRRRA)**
 - State funds providing rental assistance
 - Funds have been extended beyond June 30th until the end of 2023
- **Intermediate Housing Assistance (IHA)** will take over after end of 2023 to continue assistance

HARP & HOP



**Eligibility
Questionnaire**

Phase 1 Launch

Future HARP Phases

HOP

ReOregon Programs

Eligibility Questionnaire



Everyone who needs or wants assistance from any ReOregon Housing Program **is encouraged to complete the initial questionnaire.**

Even if they don't think they meet eligibility requirements!

ReOregon Programs

HARP Phase 1



Low-and Moderate-Income (LMI) Households that have not completed reconstruction/replacement

- Complete = in a safe, healthy, secure home that they own
- LMI = no more than 80% of Area Median Income

Other info:

- Adjusts annually (late spring/early summer)
- Waiver request
- Exceptions for severe debt burden and/or HH with disabled member

ReOregon Programs

HARP Phase 1

Phase 1 Income Cap - By County

Lane County

Fiscal Year 2023 Low- and Moderate-Income Limit

1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
\$47,250	\$54,000	\$60,750	\$67,450	\$72,850	\$78,250	\$83,650	\$89,050

HARP – Benefits

**Replace Primary Residence
(owner residents only)**



Complete a Rebuild



New Manufactured/Modular Home



When replacing or rebuilding a manufactured home, energy efficiency and resiliency modifications will be added.

 **REOregon**
Recover • Rebuild • Revitalize

HARP – Benefits

Replace Primary Residence (owner residents only)



Size of Replacement
Homes



Repairs to Address Health
and Safety Issues



Accessory Dwelling Unit
(ADU) Pilot Program

HARP Phase 1

Limitations

- **Duplication of Benefits (DOB)**



Those with severe DOB issues, may be able to use subsidized loans until Fall 2023

- **Stop Work/Environmental Review**

- **Floodplain**

HARP – How to Prepare

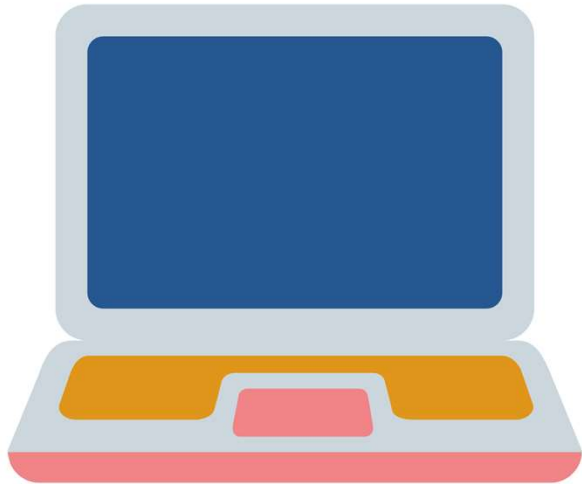
Reimbursement

Those who have already completed their rebuild:



- Not eligible for Phase 1 of HARP
- May be eligible in future phases for reimbursement
- **Take the Eligibility Questionnaire** 
- Save ALL records and receipts from the rebuild

HARP – Application Process



On-line portal



Local Assistance

Planning Infrastructure and Economic Revitalization (PIER)

\$42.1 million

Grant assistance for:

- Infrastructure projects
- Economic revitalization programs or projects
- Recovery planning
- Mitigating loss of life or property in the face of current and future natural hazards

Eligible Recipients:

- Tribal, State, county and municipal governments, agencies, districts and authorities
- Schools (K-12)
- Public housing authorities
- Other public or quasi-public entities
- Nonprofit entities named in ORS (e.g. Soil and Water Conservation Districts)

ReOregon Programs

Recap



PIER:
Planning,
Infrastructure,
Economic
Revitalization
Program

The PIER program will provide grants to address the **unmet infrastructure, planning, and economic revitalization recovery needs** from the 2020 Labor Day fires.

Projects to **mitigate the damage of possible future disasters** are also eligible.

PIER is intended to **fund the infrastructure needed to support new housing and the economic health of the region** that will allow households to purchase new homes.

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Lincoln	6.40%	\$2,684,967
Linn	7.40%	\$2,110,691
Marion	19.10%	\$8,027,045

How to Stay Updated

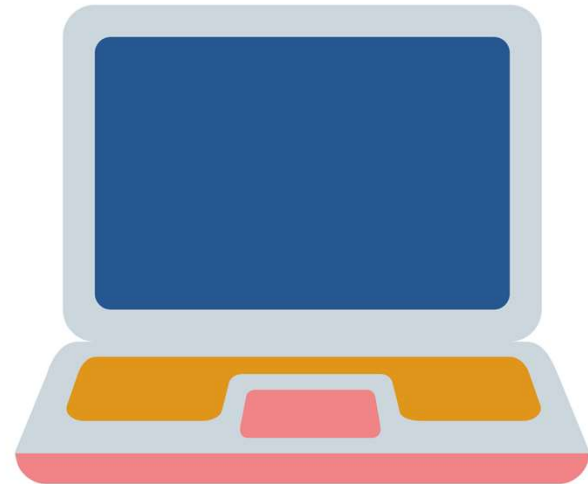
Subscribe for Email Updates



Choose “Wildfire Housing Relief” for updates to ReOregon

ReOregon Website

Re.Oregon.Gov



 **REOregon**
Recover • Rebuild • Revitalize

Contact Information

General ReOregon Email:

OHCS.ReOregon@HCS.oregon.gov

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