

# General Housing Account Program

## Program Factsheet

<p><b>Program Summary</b></p>	<p>The General Housing Account Program (GHAP) expands the state's supply of housing for low and very low-income Oregonians. GHAP resources support two primary activities: developing affordable multifamily housing and increasing the capacity of OHCS partners to meet the state's affordable housing needs. All projected uses are subject to revenue availability. 25% of GHAP funds are set aside to support Veterans.</p> <p><b>CONTACT:</b>                  Edward Brown, Program Analyst                  Phone: (971) 218-1519                  E-mail: <a href="mailto:Edward.Brown@oregon.gov">Edward.Brown@oregon.gov</a></p>
<p><b>Capital Grants and Loans</b></p>	<p>OHCS allocates the bulk of funds through the Notice of Funds Availability (NOFA) application process and funds a variety of developments, ranging from housing for persons with special needs to housing for lower-income working Oregonians. All GHAP-funded units must serve and have rents affordable to households with incomes less than 80 percent of median income.</p> <p>Eligible expenses include:</p> <ul style="list-style-type: none"> <li>• Pre-development costs, such as pre-construction or pre-rehabilitation planning, engineering or feasibility studies, appraisals, architectural plans, site acquisition, etc. incurred no more than six months prior to a NOFA application deadline.</li> <li>• Costs to construct new housing, to acquire and/or rehabilitate existing structures.</li> <li>• Engineering or feasibility studies, appraisals, architectural plans, site acquisition, capital needs assessment or other professional services during development.</li> </ul>
<p><b>Housing Innovations</b></p>	<p>Funding will support innovative strategies to increase the supply of affordable housing. Possible uses include land banking, manufactured dwelling park preservation, and other innovative strategies. OHCS may open competitive applications if revenues exceed what is needed for the other identified GHAP activities.</p>
<p><b>Expected outcomes</b></p>	<p>Investment of capital resources will expand the supply of affordable housing for low and very-low income households.</p>

