



Inflation Reduction Act

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Housing Advisory Committee

co.washington.or.us



Federal Agencies

One of the most substantive climate actions in U.S. legislative history, it provides \$369 billion for investments in climate resilience, energy security programs, and efficiency improvements.

- Administering federal agencies include HUD, Department of Energy, Treasury, and the EPA.
- The IRA also does not include provisions to lower the private activity bond financing threshold from 50% to 25%





Housing Impacted Provisions

\$1 B

HUD's Green and Resilient Retrofit Program (GRRP)

\$4.3 B

DOE's Home Energy Performance Based Rebates (HOMES)

\$4.5 B

DOE's High-Energy Efficiently Electric Home Rebate Program (HEEHR)

\$27 B

EPA's Greenhouse Gas Reduction Fund

\$3 B

EPA's Environmental and Climate Justice Block Grants

\$1 B

DOE- Building Energy Codes



Green and Resilient Retrofit Program

GRRP Uses

- Energy and Water Benchmarking
- Improve Energy or water efficiency, indoor air quality of sustainability
- Implement the use of low-emission technologies, materials, or process. Including zero emission electricity generation, energy storage or building electrification
- Address Climate resilience



Green and Resilient Retrofit Program

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- Funds must be spent by September 2028



High-Efficiency Electric HOME Rebate Program (HEEHR)

Qualified Electrification

- Less than 80% AMI Multifamily can reimburse 100% of electrification costs
- Installation of new efficient electrical appliances
- Includes heat pump HVAC systems, HPWs, electric cooking appliances, heat pump clothes dryers, upgraded circuit panels, insulation, and wiring.



Section 179 Commercial Buildings Deduction

- Applies to four story and above buildings
- Increases the deduction amount for wage and apprentice minimum standard buildings
- Deduction does still reduce LIHTC basis
- Modifies formula for energy efficient tax deduction amount
- The IRA also does not include provisions to lower the private activity bond financing threshold from 50% to 25%, or the more than \$150 billion in community development and housing spending included in previous drafts.



Section 48 Renewable Tax Credit

- Includes the bonus credit for LIHTC projects with no LIHTC basis reduction. \$10 billion in ITC through 2032.
- Extends and modifies the ITC retroactively for 30%
- Tax Credits vary based on level of energy performance and if prevailing wage standards are met
- \$2,500/unit for energy star standard prevailing wage and \$5,000/unit for DOE's Zero Ready Homes prevailing wage projects.
- Washington County Affordable housing projects meeting criteria eligible likely eligible for 50% ITC credit for solar projects



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Project Applications

- Could retroactively apply to Phase 2 of Portfolio Rehab across five properties, 260 units.
- Targeted smaller properties- Keybern Terrace, Heartwood Commons, Vanrich redevelopment
- New Construction Opportunities- NW Brugger, Aloha Family Housing, landbanking sites
- Public Housing Single Family Portfolio





Discussion: Question/Comments?



VASH

Veteran Affairs Supportive Housing
Rental Assistance Division

| August 24, 2023

Department of Housing Services

www.washingtoncountyor.gov

History

- The program came online in 2008 combining VA Supportive Housing with HUD's Housing Choice Voucher
 - 2015 Mayor's Challenge – HUD, the US Interagency Council on Homelessness, the Department of Veterans Affairs, and National League of Cities called on mayors to end homelessness. Coordinated Entry changed.

Partnership

- HUD Partners with the Department of Veteran Affairs who provides the clinical services and case management.
- HAWC locally partners with the VA Portland Health Care System

Funding

- HUD funds the VASH program through HAP dollars and administrative fees, the VASH vouchers are included in the PHA's total ACC count.
- Each year PHA's and VAMC put in interest and HUD awards based on geographical need and performance.

Congress has appropriated additional funding for new HUD-VASH vouchers every year since 2008:

Year	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
New HUD-VASH Funding (in millions)	\$75	\$75	\$75	\$50	\$75	\$75	\$75	\$75	\$60	\$40	\$40	\$40	\$40	\$40

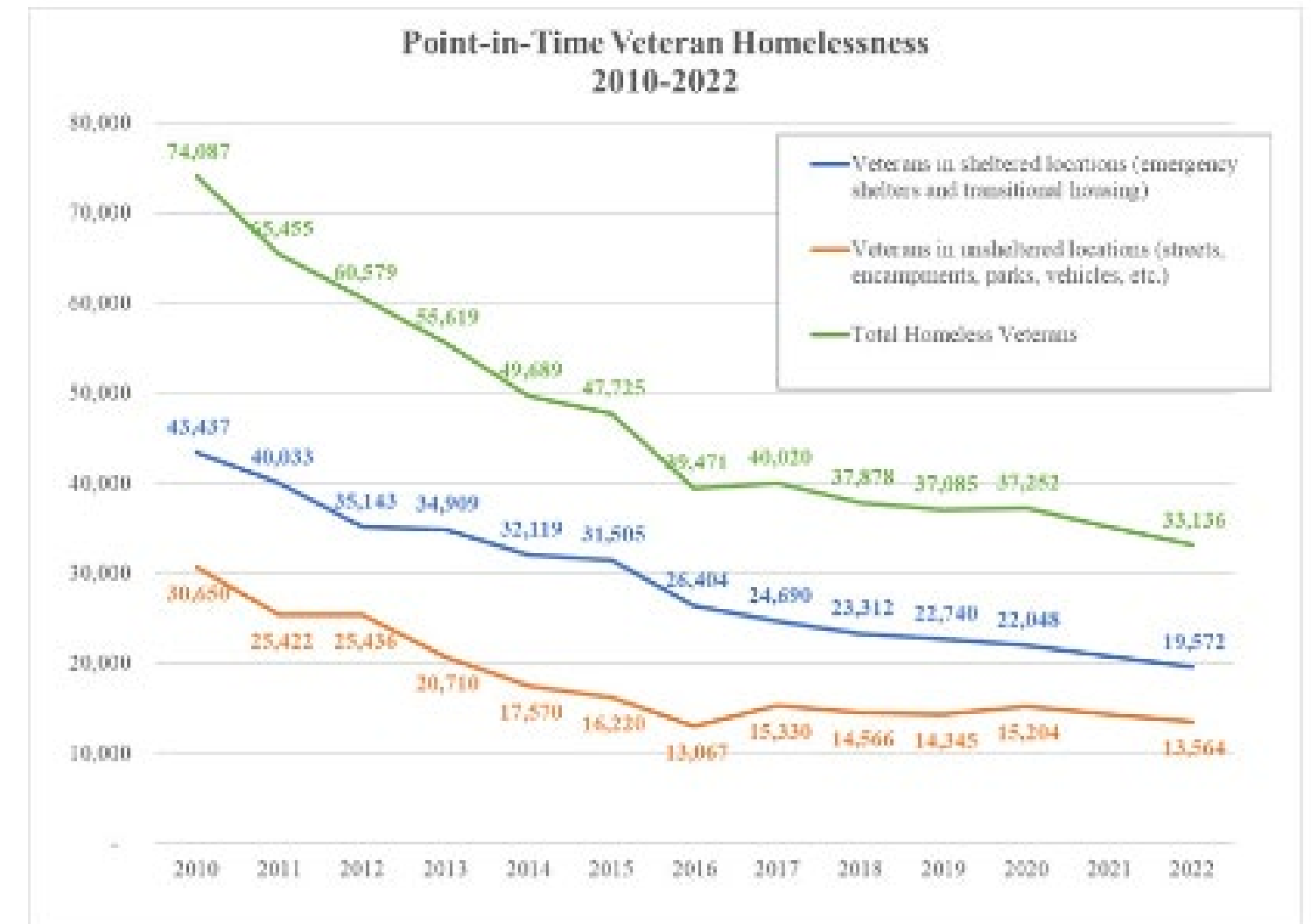
ACC – Annual Contributions Contract
 PHA – Public Housing Authority
 VAMC – Veteran Affairs Medical Center



Veterans experiencing homelessness

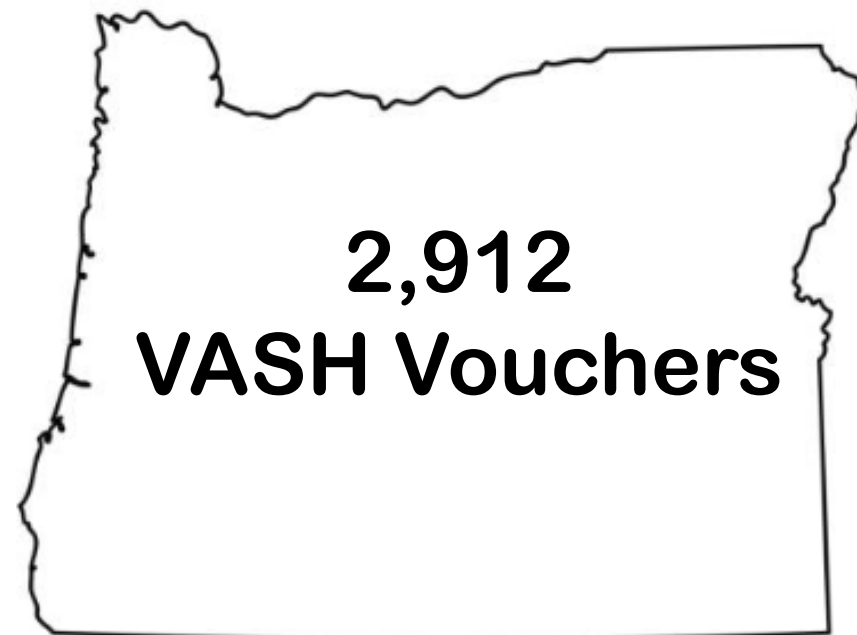
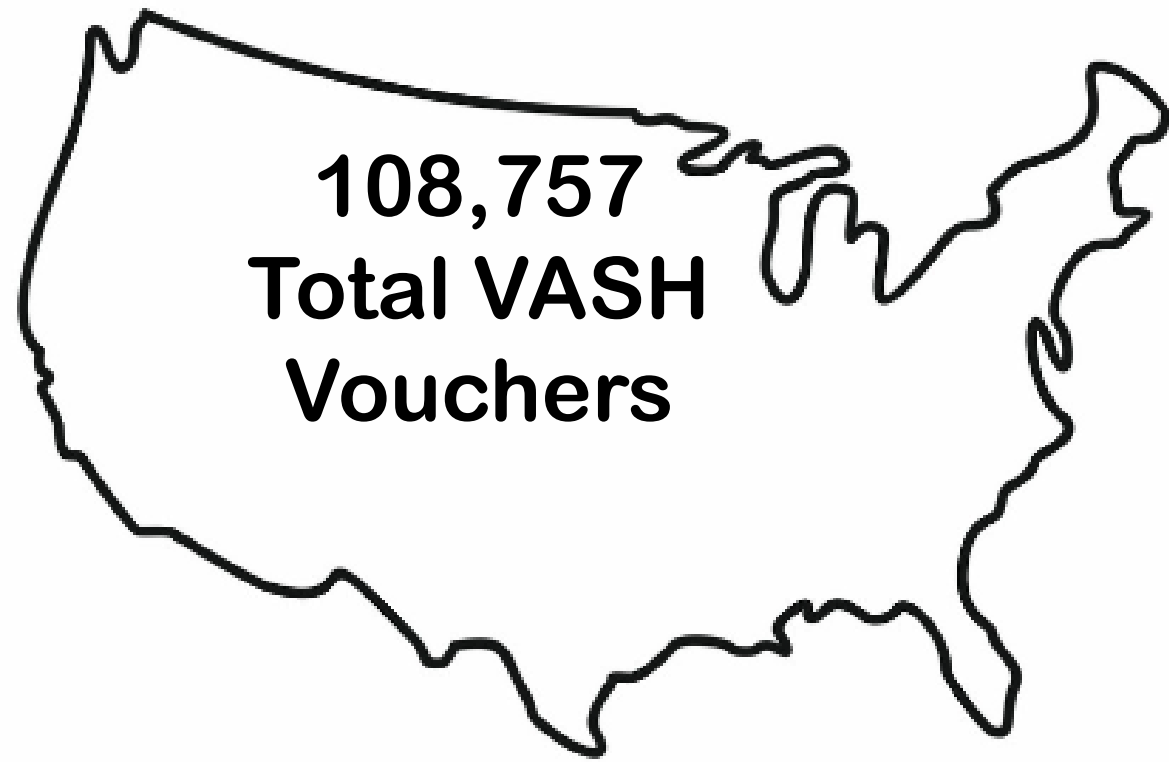
Table 1. PIT Count of Veterans Experiencing Homelessness, 2009-2022

Year	One-Day Count of Veterans Living in Shelter, on the Street, or Other Places Not Meant for Human Habitation	
	Number of Veterans ^a	Percentage of Adult Homeless Population
2009	73,367	16%
2010	74,087	16%
2011	65,455	14%
2012	60,579	13%
2013	55,619	12%
2014	49,689	11%
2015	47,725	11%
2016	39,471	9%
2017	40,020 ^b	9%
2018	37,878	9%
2019	37,085	8%
2020	37,252	8%
2021	NA ^c	NA ^c
2022	33,129	7%



Data from the Congressional Research Service report April 2023

→ VASH THE NUMBERS



VASH Vouchers
awarded to HAWC



VASH THE NUMBERS cont...

As of August 21, 2023

Currently Leased Up	
Households	207
Members	335
Currently Shopping	
Households	22
Members	41
Administered Port-Outs (HUD Programs)	
Households	0
Members	0

Utilization	
ACC	247
Total Utilization	207
Utilization Rate	83.8%

Total Served	
Households	229
Members	376

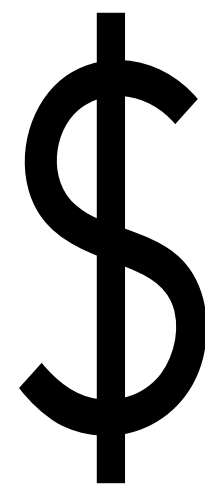
Work-focused households*		
Seniors/People with Disabilities	183	88.4%
Work-Focused	24	11.6%
Total	207	100.0%

**Currently Leased Head of Household, Spouse, or Co-head is under age 62 and non-disabled



VASH THE NUMBERS cont...

As of August 21, 2023



Monthly HAP Expense

Total Program

\$197,407

Per Unit

\$972.45

8%
of
ACC

- 2,995 total ACC
- 2,732 HCV
- 247 VASH
- 16 FYI

7.5%
of
HUD

- 3,292 total HUD Vouchers
- 2,995 ACC
- 208 Mainstream
- 89 EHV



VASH THE NUMBERS cont...

As of August 21, 2023

Member Level Demographics		
Demographic Category	Members	Percent of Total
Race*		
Hispanic or Latina/o/e (any race)	32	9%
Non-Hispanic		
American Indian	15	4%
Asian	7	2%
Black	47	13%
Pacific Islander	2	1%
White	245	70%
Missing race	1	0%
Total	349	
Sex		
F	116	35%
M	219	65%
X or Missing	0	0%
Total	335	100.0%
Disability		
Yes	176	53%
No	159	47%
Total	335	100.0%
Age		
<18	78	23%
18-54	132	39%
55-61	38	11%
62+	87	26%
Total	335	100.0%
Total Household Members	335	

*Households by race category may add up to greater than the total number of households as members are permitted to select more than one category.




Challenges

- Different Metrics of success from the VA and HUD
- Utilization Difficulties
- Veteran's eligibility requirements
- Barrier Buster Funds

→ Recent Achievements

After the 2022 VASH award from HUD, HAWC was concerned about overall utilization and the ability to go for more awards in the future without change.

- Utilization Dropped down to 59% in June of 2022
- HAWC met with VA and HUD about concerns
- VA Staffing and commitment to increase referrals
- Utilization increased to 83% a 25% increase in one year
 - Note HUD requires 70% utilization for eligibility to request new vouchers



Future

- HAWC submitted interest registration from the HUD PIH Notice 2023-09 issued in April 2023 for mid-year registration.
- HUD's PIH notice 2023-22 published August 14th invites PHA's to register for interest. Pending support letter from the VA.
- Application to work with other service providers to fill 15% of total allocation



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