



## Agenda/Notes

Office of Governor Tina Kotek  
RJC Housing and Homelessness Committee  
October 17, 2025 – Zoom  
2:30pm – 4:00pm

### MEMBERS

E	Chris Bonner		Jimmy Jones	X	Melinda Bell
	Cameron Herrington		Kim McCarty	X	Nathan Teske
	Cathryn Murray	E	Marisa Zapata		William Miller
	Jackie Follis	X	Maria "Meg" Guerrera		

### OTHER ATTENDEES

	Andre Bealer	X	Svetha Ambati	X	Matthew Tschabold
X	Javier Cervantes	X	Yasmin Solorio	X	Aurora Dziadul, GO
		X	Edward Tabor, BizO	X	Becky Baxter, Biz O
X	Tanisha Rosas, OHCS	X	Natasha Detweiler, OHCS		Michael Johnson, HCS

Topic/Lead	Notes/Main Points	Decisions/Action Items
<b>Agency Presentations:</b>  <b>1. Business Oregon: Infrastructure for Housing Program, Financing (45 minutes)</b> a. Committee to hear, provide input and weigh in on language  <b>2. OHCS: Affordable Housing Preservation (45 minutes)</b> a. Committee to hear, provide input and weigh in on language	<p><i>Meg starts meeting at 2:34pm</i></p> <p><i>1. Ed Tabor, Business Oregon provides presentation along with Becky Baxter. Shares "Housing Infrastructure Housing Program" slides.</i></p> <p><b>Ed:</b> Infrastructure isn't new to Business Oregon. HIPF was signed into law on August 2<sup>nd</sup> by Gov. Kotek. Our team is lead by Becky Baxter. We collaborated with agency partners. We've also shared information with Oregon's Nine Federally recognized tribes - Conf. Tribes of Warm Springs and Burns Paiute Tribe have expressed interest. The program has opened today at 8am and is now accepting applications.</p> <p><i>Becky Baxter, Housing Infrastructure Program Coordinator, reviews eligibility for applicants. Applications will be received through December 17, 2025.</i></p> <p><b>Javier:</b> When the time for public comment goes out, can you let us know?</p> <p><b>Becky:</b> Yes absolutely</p> <p><b>Meg:</b> Is a non-profit eligible to apply? Or do they need support from the City?</p>	

**Becky:** The city has to be the applicant.

**Meg:** Are there set asides for rural communities?

**Becky:** With legislation, there is a 25% that needs to go to smaller communities. The breakdown is in the slides.

**Javier:** Thank you for sharing that information. Next we have a presentation from Oregon Housing and Community Services (OHCS).

2. *Nathasha shares “10.17.25 OHCS - Preservation Funding” slides*

**Natasha:** Over 3.6K units set to expire in 2029. Operating Dynamics are most significant driver for conversation about this point. Based on 2023 data, 39% of portfolio was underperforming. It is a 44% increase from 2021 data. Has not improved since 2023.

Total from SB 5531 allocated \$50M. From that, \$15M are general preservation, and \$35M are for property stabilization Investments.

For the \$15M for preservation funds, we are funding current waitlist projects, Low Income Housing Tax Credit (9% for 2025 and 9% for 2026), and anything else.

Property Stabilization Investments (PSI) – there are \$38M in PSI funding available. Applications opened on October 8, 2025.

OHCS received \$2.5M for Manufactured Park Preservation, to be administered by OHCS' Homeownership Division.

**Meg:** Clarify on the \$38M?

**Natahsa:** Intake process in application structure, of those interested in those resources, has not necessarily been awarded. They will be soft loans.

**Meg:** Will this be ongoing? Or one time support?

**Natahsa:** One time benefit, but structured as soft loans

**Meg:** We have USDA properties that won't get rental assistance potentially given federal government shutdown

	<p><b>Natasha:</b> We don't have identified means of bridging gaps of operations. Both HUD and rent assistance, there's resources for a bit but the November timeline is real.</p> <p><b>Meg:</b> There are affordable housing providers meeting every Friday.</p> <p><b>Javier:</b> Where are the opportunities to engage in how rules are made for allocation of grants? How can members help with supporting allocations?</p> <p><b>Natahsa:</b> We are working on another legislative statute, rules advisory committee is an area for support.</p>	
<b>Other</b>	<p><b>Javier:</b> Reminder next meeting on December 19, 2025. Member Chris Bonner has stepped down.</p> <p><b>Meg:</b> Do we have list of priorities for legislative session?</p> <p><b>Matt:</b> Right now, we are still talking with legislative partners and housing and homelessness partners for priorities for legislative session. Prospect for additional program funding is likely to be challenging, though December forecast will let us know better where we are.</p> <p><b>Meg:</b> With government shutdown, we are doing our best and appreciate your honest comment.</p> <p><b>Matt:</b> Legislature wasn't able to fund rehousing services which was unfortunate. Governor is concerned on preventing new homelessness, significant concern and continues to advocate for as many resources as possible.</p> <p><i>Meeting concludes 3:57pm</i></p>	

<b>Meeting Materials</b>	 PDF	 PDF
	10.17.25 BizO Housing Infrastructure	10.17.25 OHCS - Preservation Funding

### Zoom Chat

14:33:43 From Javier Cervantes, Gov. Office (El, He, Him, His) to Hosts and panelists:

Agenda

Agency Presentations:

1. Business Oregon: Infrastructure for Housing Program, Financing (45 minutes)
  - a. Committee to hear, provide input and weigh in on language
2. OHCS: Affordable Housing Preservation (45 minutes)
  - a. Committee to hear, provide input and weigh in on language

14:50:48 From MEG (She, Her, Ella) to Hosts and panelists:

turning my computer for a few minutes.

14:58:50 From Yasmin Soloiro, Gov Office (she/her) to Hosts and panelists:

Would it be possible to get a copy of the slides for Javier and I to share out after?

14:59:06 From Becky Baxter, Business Oregon to Hosts and panelists:

Absolutely. I'll be happy to send over after the meeting.

14:59:26 From Yasmin Soloiro, Gov Office (she/her) to Hosts and panelists:

Thank you so much!

15:02:48 From Becky Baxter, Business Oregon to Hosts and panelists:

becky.baxter@biz.oregon.gov 503-931-4403

15:03:24 From Ed Tabor - Business Oregon to Hosts and panelists:

Ed Tabor (503) 949-3523 Edward.tabor@biz.oregon.gov

15:20:15 From MEG (She, Her, Ella) to Hosts and panelists:

USDA RD closed and properties with RA might go under, is that what the State will be able to help with?

15:21:55 From MEG (She, Her, Ella) to Hosts and panelists:

I agree that after the pandemic, salary increases to retain staff hit all our affordable housing portfolio. But also increases on utilities, and general operations

15:24:19 From MEG (She, Her, Ella) to Hosts and panelists:

Please clarify there is still \$38 M of funding but you received applications for \$61M? What happen with those applications?

15:38:34 From Javier Cervantes, Gov. Office (El, He, Him, His) to Hosts and panelists:

Where are the opportunities for the committee members to engage in how rules are made for allocation of grants?

Are those rules already created? If not can members here help in creating how funds are allocated?

15:45:51 From Matthew Tschabold to Hosts and panelists:

Yasmin, can you add my phone as a panelist please, I have to switch to phone

15:45:57 From Matthew Tschabold to Hosts and panelists:

Thanks

15:46:05 From Yasmin Soloiro, Gov Office (she/her) to Hosts and panelists:

you bet!

15:56:20 From Nathan Teske to Hosts and panelists:

Thank you all

# Housing Infrastructure Financing Program (HIFP)

Ed Tabor,  
Infrastructure and Program Services Director  
and

Becky Baxter  
Program and Policy Coordinator

10/17/2025



# What is HIFP?

- **Created by House Bill 3031 (2025)**
- **Administered by the Infrastructure Finance Authority (IFA)**
- **Supports infrastructure for housing development**
- **Initial funding: \$10 million via lottery bonds (May 2026)**
  - One dollar of limitation



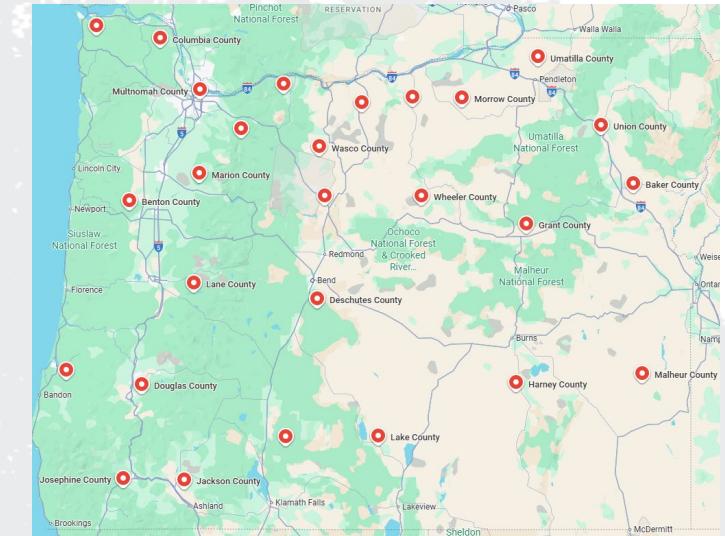
# Eligible Uses

- **Transportation, water, wastewater, stormwater infrastructure**
- **Site development (including privately owned sites)**
- **Construction-related activities**
- **Direct project management costs**



# Eligible Applicants

- **Cities, counties, special districts, ORS 190 entities, Oregon federally recognized tribes**
- **Housing authorities or developers may partner with eligible applicants**
- **Contracts awarded to eligible entities; sub-agreements allowed**



# Competitive Application Round

- **Opens: October 17, 2025**
- **Closes: December 17, 2025**
- **Scoring based on:**
  - Readiness to proceed
  - Secured funding
  - Leverage of other funds
  - Urgency of housing need
  - Connection to housing development



# Key Prioritization Criteria

- **Minimum density requirements (per OARs)**
- **Affordable housing covenant required for grants/forgivable loans**
- **Affordability:  $\leq 120\%$  AMI**
- **25% of funds for cities/tribes  $< 30,000$  population**
- **25% for cities/tribes  $30,000 - 99,999$  population**



# Key Milestones

Date	Milestones
October 17, 2025	Request For Application (RFA) Issued
December 17, 2025	Application Deadline
January 2026	Review & Recommendations to IFA
February-March 2026	Legislative Approval
April 2026	Notice of Intent to Award
May 2026	Contract Execution & Bond Sale
June 2026	Funds Available

# Stay Connected

- **Becky Baxter, Program Coordinator**
-  [becky.baxter@biz.oregon.gov](mailto:becky.baxter@biz.oregon.gov)
-  **503-931-4403**
- Program webpage [\*\*Business Oregon : Welcome Page : Housing Infrastructure Financing Program : State of Oregon\*\*](#)
- Updates to be shared as program evolves



OREGON HOUSING AND COMMUNITY SERVICES

# Preservation



October 17, 2025

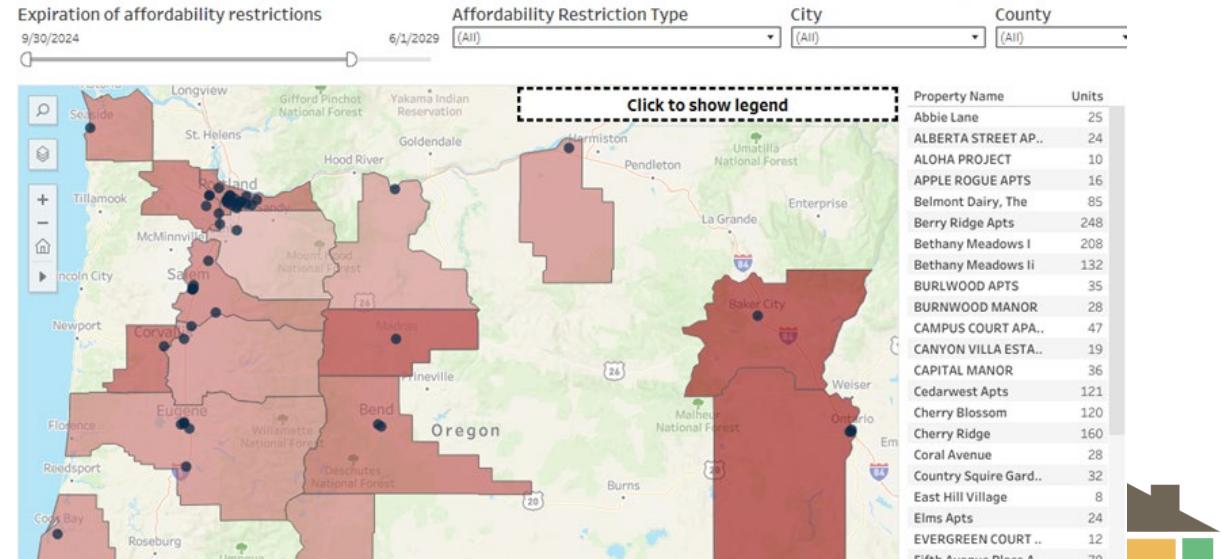
Natasha Detweiler-Daby, Director of Affordable Rental Housing Division

# Preservation Needs

By June 1, 2029, 3,641 units with rent restrictions will expire.

What will expire in 5 years?

Units	3,641
Properties	59



[OHCS Preservation Dashboard](#)

RJC, October 2025

OREGON HOUSING and  
COMMUNITY SERVICES

# Preservation Needs Cont.

39% of OHCS' portfolio had an unhealthy Debt Coverage Ratio ( $\leq 1.1$ ) in 2023.

Financial Metrics

Metric	2021	2022	2023
Net Income per Unit	-\$2,229	-\$2,934	-\$3,484
NOI per Unit	\$3,519	\$3,104	\$3,237
Revenue per Unit	\$9,825	\$9,992	\$10,858
Total Expenses per Unit	\$12,054	\$12,926	\$14,342
Operating Expenses per Unit	\$6,306	\$6,888	\$7,621
Income to Expense Ratio	1.53	1.43	1.39
Vacancy Loss	4%	5%	6%
% of Properties with DCR $\leq 1.1$	24%	34%	39%
Debt Coverage Ratio	1.75	1.43	1.34

YoY Change

2021-2	2022-3
-32%	-19%
-12%	+4%
+2%	+9%
+7%	+11%
+9%	+11%
-7%	-3%
+30%	+14%
+44%	+12%
-18%	-6%

# 25-27 Legislative Implementation

- General Preservation
- Property Stabilization Investments
- Oregon Affordable Housing Tax Credit (OAHTC)

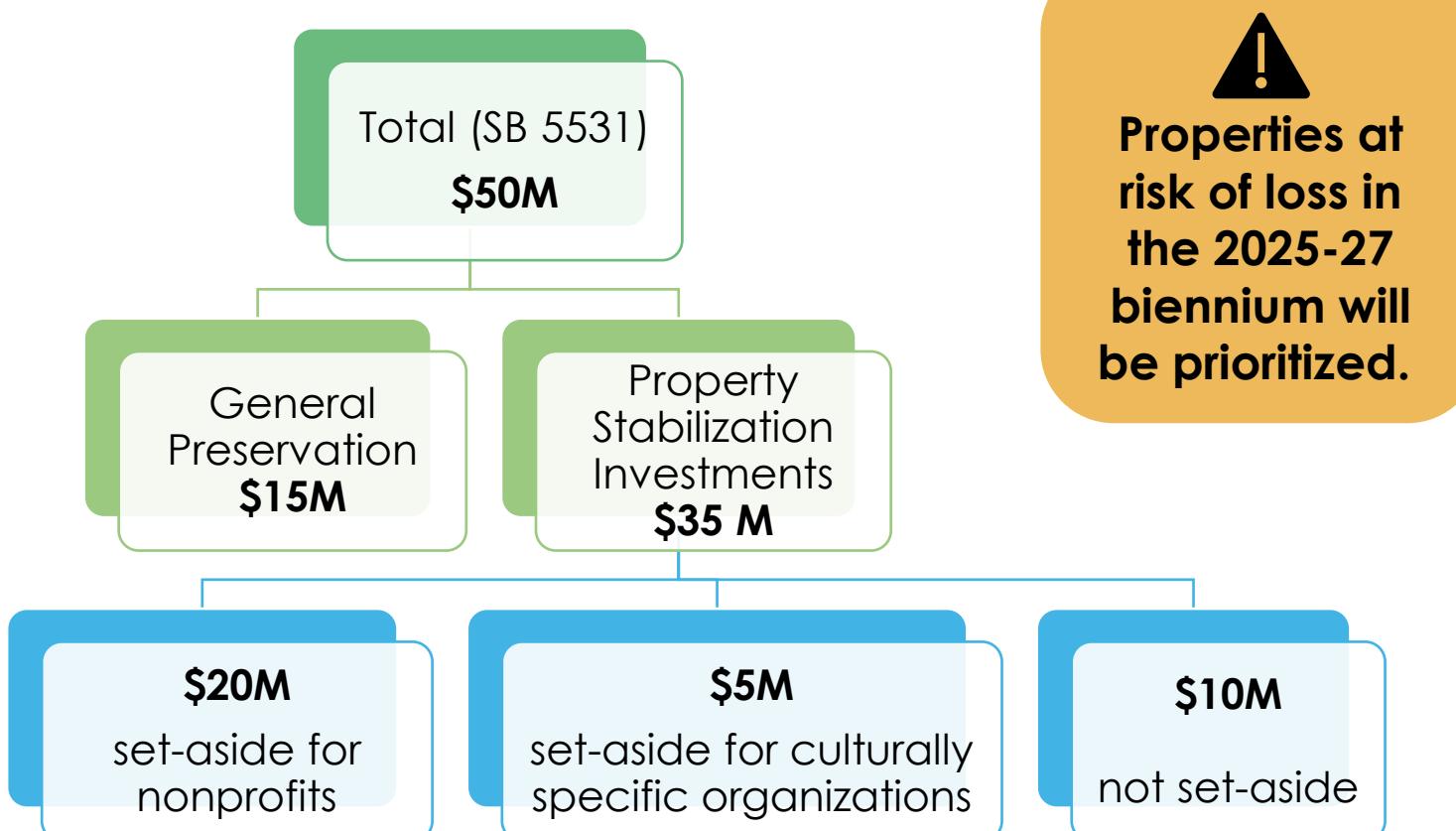


# Preservation Funding Overview

RJC, October 2025



# 2025-27 Preservation/Stabilization Funding



⚠ Properties at risk of loss in the 2025-27 biennium will be prioritized.



Anna Mann Apartments, Portland, OR

# Preservation/Stabilization Funding Cont.



Pioneer Park, Veneta, OR

Preservation funds will include remaining 23-25 funds for:

- Current wait list projects
- 2025 9% LIHTC project gap
- 2026 9% LIHTC project gap
- Any remaining funds, 4% LIHTC project gap

# Preservation

\$15 million in preservation funding available



# ARH Preservation Focus

- Physical risk of loss
- Properties with federal project-based rent assistance at risk of loss
- Expiring Projects

\*OHCS has detailed the prioritization used to rate applications in each of the three preservation categories. See the [2025 OHCS Preservation Funding Overview.](#)



# Property Stabilization Investments (PSI)

\$38 million in PSI funding available

Applications opened Wednesday,  
October 8 via the [ORCA Intake Form](#).

RJC, October 2025



# PSI – What's Different and Why?

- A resource offering, not solely a tool for compliance
- A focus on financial stabilization; physical condition less so
- Requires willing engagement of lender(s)
- Eligibility and award based on measurable criteria
- **No** PIP, capital needs assessment, bids, or market study

# PSI – What's Different and Why?

*"Rapid, streamlined, and responsive to what partners have expressed in legislative session, ongoing work groups, and outreach and engagement on the PSI update"*

48 hours after the PSI funds were open OHCS received 49 intakes asking for 61M

# Legislative Update to the OAHTC

[HB 2087](#) updates the OAHTC to allow pass-through exemptions for “At Risk” projects

# OAHTC is updated

- Pass-through exempt project types:
  - Preservation of federal rent assistance contracts (HUD/USDA RD)
  - Manufactured dwelling parks
  - Projects utilizing project-based rent assistance from federal, state, or local sources
  - Projects within OHCS's portfolio characterized by financial distress that threatens ongoing viability.
- Savings accrued from the interest rate reduction become equity in the project and an inducement to preserve the PBRA, the affordable housing, and the MDP.



# Manufactured Park Preservation

\$2.5 million for manufactured park preservation  
administered by OHCS's Homeownership Division

RJC, October 2025



# Resources

- [OHCS Preservation Dashboard](#)
- [ARH Portfolio Financial Report](#)
- [OHCS Preservation Website Page](#)
- [OHCS Preservation Framework – Aug 2023](#)
- [ORCA](#)
- [Preservation Development Resources](#)
- [PSI Instruction Guide](#)
- [OAHTC Program](#)
- [2025 OHCS Preservation Funding Overview](#)

# Questions?

RJC, October 2025

