



Agenda/Notes
Office of Governor Tina Kotek
RJC Housing and Homelessness Committee
July 30, 2026 – Zoom
1:00pm – 2:30pm

MEMBERS

A	Cathryn Murray Harris	X	Maria “Meg” Guerrero	E	Teresa Cisneros
X	Gabriela “Gabi” Mann	X	Melinda Bell	E	William Miller
X	Lisa Marandas	E	Nathan Teske	X	Yoni Kahn
X	Leslie Goodlow	X	Star Khan		

OTHER ATTENDEES

E	Andre Bealer	X	Svetha Ambati	X	Matthew Tschabold
X	Javier Cervantes	X	Yasmin Solorio	X	Melinda Gross, DAS
X	Andrea Bell, OHCS	X	Dr. Brenda Bateman, DLCD	X	Chelsea Bunch, OHCS

Topic/Lead	Notes/Main Points	Decisions/Action Items
Agency Presentation: DLCD (rescheduled from June)	<i>Meeting starts at 1:03pm. Dr. Bateman shares “DLCD’s 2026 Presentation to the Racial Justice Council” slides.</i> Dr. Bateman: Intro to Land Use Planning Unique to Oregon. Concept is how communities determine where and how to grow. In part it’s aspirational and practical. In Oregon, Land Use Planning is unique because state itself plays a role. We have 19 different goals we use to help our jurisdiction think through all the aspects that make a complete community. What do we hold and preserve, how do we go about development in a healthy space (amenities, transportation), etc. <i>Priorities for DLCD when it comes to budget</i> Land use planning has quite a bit of racist history we have to contend with first before moving forward with future work. We have to acknowledge it and address it. For our budget, we see it as the statement of our values. Second is maintaining Current Service Level (CSL) to support local partners and stay at good and healthy fund balance. We have a bit of institutional knowledge at our agency. Many are professional land use planners with technical credentials at a local level, serving at county level, etc. For 2027-29 its budget neutral. We’re a unique agency with not a large budget and don’t have a lot of flexibility to make a trade. You’ll see there aren’t many budget requests. Our DEI plan is imbedded into our work. Some top priorities include	

- Comprehensive planning
- Economic development in housing, transportation, and jobs
- Conservation of open natural and working plans.

Difficulty we are running into is there is no statutory requirement to have housing production be reported by all size of housing production. We have requirements in state law for cities in populations of 1K or more. We can say the state has produced about 45K units in the last three years. Many more coming since they've been unlocked by state policy through legislature funding. Given all other policy and funding at play, we believe we can safely say we'll see another 8K units in the state. Hope to have more data soon, these are rough estimates.

Two reports due to legislature in the fall. They focus on what state agencies are doing or can do better for housing production. Study is being supported by Institute for Policy Research and Enhancement at State of Oregon, and Economic Northwest.

What are some updates to current systems underway to ensure housing construction is moving more quickly?

1. Oregon Housing Needs Analysis. (OHNA). Legislation is a game changer. States housing goal is #10 of 19, previously didn't require cities to plan for housing they needed. They could continue practicing exclusionary anything but single family homes. Under OHNA, they must now plan for diverse housing types they will need. Communities who used to extrapolate are no longer able to get away with that and need to account for what communities need.
2. Governor's SB 1537 – created housing accountability and production office. Run by DLCD and building codes division at DCBS. Ensures housing law is carried out faithfully at the state and supports communities with grants, Technical Assistance (TA), educational seminars, and other techniques. Established just in the last year and is growing in its ole.
3. Middle Housing Reform, HB 2001 required cities to allow middle housing in all residential neighborhoods. Middle housing includes townhouses, triplexes, quads, and cottage clusters.
4. HB 2148 from last long 2025 legislative session
5. Oregon Homes Program, 2025 HB 2258 – allows state to designate home designs on qualifying lots for quicker timeline than traditional review. Our policy body is also looking to adopt this program.

How is the agency holding itself accountable in its work?

DLCD is accountable to the Governor and legislature. Tools we have are strategic plan, budget narrative, using metrics/surveys/standards. Agency Director survey is conducted by a poll. Employee agency survey is done as well. Most agencies have a customer satisfaction survey. We have a number of standards in statute that have to do with efficiency and speed of grant awards and responsiveness. Have publicly held commission and advisory notices according to Administrative Procedures Act to hold us to timelines and transparency. Have a Community Involvement Advocacy Committee and Local Officials Advisory Committee. Lots of opportunity for participation and feedback. We have all staff meetings on diversity, equity and inclusion. We have the Racial Equity Impact Statements (REIS) – requirement for all agencies in rulemaking.

What levers does agency have to encourage cities' movement toward developing more housing?

Oregon Housing Needs Analysis (OHNA). Have teams implementing several pieces. DAS allocates or assigns a number of housing units by jurisdiction and income levels. Their assessment looks at income level, if they need more middle housing or what characteristics like accessibility, that needs to be provided. It centers our community members with equitable engagement.

Housing Production Strategies - Cities are required to implement strategies and housing need on land they have today. They can undergo zoning changing and regulatory barriers, tax abatement, leases, partnerships, etc.

How can we make sure racial justice remains at the core of housing programs?

1. Racial equity framework for decision making that our department co-wrote in 2023. It's a series of questions that we use to work through rulemaking or initiatives we're undertaking. Themes are identifying historical inequities and how they've worked. Identify benefits and burdens of rulemaking itself, can they be distributed more equally. Who is most likely to be burdened.
2. Data equity and data justice – given what we think we know today, is it the right data sets and if not, where can we get the most equitable data and attain it.
3. Empowerment – how are communities engaged in ruled development, what are racial and geographic demographics, what are concerns for communities of color – were they address and did you loop back and were they engaged in the process.
4. Gentrification and displacement toolkit for communities to use.

Gabriela: Regarding OHNA, have you heard anything on grants coming to expedite process to build in annex 2 zoning?

Dr. Bateman: Haven't done a deep dive there, might refer you to Governor's Office staff.

Gabriela: Have asked several agencies, but it's the same I heard. Would be nice to be more proactive than reactive. So we can work on strategies once things are more developed.

Svetha: There's a section dedicated to housing, zoning and permitting. There is a competitive planning grant for a variety of agencies, tribes, and regional agencies. Helps with coordinating different requirements for transportation and housing planning. Separately, there is a Housing Preservation Fund. There is also a federal grant for communities that try to do their own versions of Oregon Homes but limited to ADUs. Guidance from HUD is likely coming down as well.

Gabriela: Regarding progress on housing production, can you expand on where production has been happening and what is the reason we aren't half way on the annual goal?

Dr. Bateman: Been in public policy for half my career. Its slow and is a domino effect. Goes from legislature, then executive branch for rulemaking, then to local judications to do ordinances and pieces at the local level. So by the time you see something on the ground, you're quite a few years past the initial start of it. Would say number from last three years are based on policies already at play. Then there are market forces that have up and down effect. As OHNA comes into course, we're seeing upticks in effective dates are only just now taking place. You're going to start to see local jurisdictions get a true handle on what their needs are and they will start emphasizing the strategies to meet those needs and then effects to see them.

Yoni: I work for a homeless service provider serving older age adults. It's an intersection of age and equity where we have a lot of folks over 65+ and over 40% of clients identify as BIPOC. Our job is to place people from unsheltered to sheltered into housing is compiling lists of properties that are 0-30 Area Medium Income (AMI) or specific to older adults that are affordable and subsidized. Setting goals at state level and implementing at local level – it's hard to track development pipeline based on service level, at least in Multnomah County. If work happening ahead – if we don't have clear pathways to development pipeline we can't plan well. Can that future work plan on that income range or middle housing opportunities so service providers can take that info and run

	with it. Dr. Bateman: I recommend a tool called Permitted and Produced Survey. 10K or more population, includes Clackamas county. Folks will start reporting into that and its new, likely not super user friendly and accessible at the moment but as we grow into it, it will be more accessible. Income level will also be part of that. Leslie: We were having a conversation at City of Portland about the Executive Order from the mayor and federal requirements around race and ethnicity. Trying to figure out how what we are doing aligns with or how we are looking at that at a state level. AMI in Portland rose again another \$4K. How is this being looked at across the state? Continue to use it for metric on how we build housing and we are pricing people out of even affordable units. Dr. Bateman: Most detailed or accurate info will be from local level. Folks are placing a lot of foundational work on population forecast from Portland State University. When it comes to intersection to what we're doing on the ground with housing, it feeds into contextualized housing need with what is happening on the ground today. Just at starting stages of how it looks by race and ethnicity. Local analysis will be more rich than anything you see at the state. Matt: AMI is still high but going through normal process. State has been putting in more funding and lift funding as sub city per unit to carry less debt. Leslie: Any pressure state can put on HUD or waiver? Affordable units are sitting vacant because people can't afford them. Can't find people to afford them because they're afraid to move and end up in eviction court. Has to be a way to advocate to change that model. There isn't an in-between and is creating a significant gap. Meg: Let's try to work ahead and collab on what we can do. Housing industry has always raised concerns on that.	
Agency presentation: OHCS Agency Follow Up from June	<i>Oregon Housing and Community Services (OHCS) presentation. Director Andrea Bell and Chelsea Bunch share "Racial Justice Council" slides.</i> Director Bell: Would be happy to have a follow up. On AMI, a lot of states are finding themselves challenged by how much was built on HUD and states are looking at where they have to decouple themselves to have more control and where things are set. Important change in front of us.	

2027-29 Policy Option Packages (POPs)

We have a priority and goal to not lose resources given evolving federal landscape and reality of no new POPs with resources tied to them.

Legislative Concepts

Policy agenda also goes along with our POPs. We have been in partnership with many of you and have broad and expansive proposals asking for hundreds and millions of dollars in resources. Important to look at how we make things better. One thing inherent in government is it can also be a place for policy and regulation that may or may not fit in the moment. Great time to stop and think of areas for technical fixes on shared goals for housing supply and needs at the state.

Housing Projects Statewide

Will start back with data dashboard. From 2016-2020, we were producing about 12K units annually both in production and preservation. Now we are producing about 22K units annually. It doesn't feel like it for many people, incomes haven't kept up, market conditions have made it hard to keep up, and it's tougher if you are relying on lending resources from the bank. It's a tighter market and hard to keep up with those demands.

Used to be that we were investing about 39% of funding in rural Oregon. Now we are seeing about 60% going into supply for rural housing. Seeing value and vibrancy for rural Oregon by way of production.

Racial Equity Considerations and Impacts – Senior Housing Initiative (HB 4082)

Earlier this year we established under the governor an Older Adult Housing Program. Supports both accessible and affordable housing servings older Oregonians allowing them to age in place. Paired with newer lending program, helps to serve both low and moderate goals.

Chelsea: These programs help to reduce disparities.

Higher Cost of Construction for Larger Units

Director Bell: We see cost varies across the state by location. Within metro is the highest cost region, construction in nonmetro is 50% less expensive per unit. Regional construction marking in the pacific northwest is higher construction labor and material cost. There has also been an understanding as important as they are and what are the costs associated with it. As we see greater need for family size units. Connects with agenda related to homeownership, just made awards for factory produced housing.

Measuring How Investments Reach Historically Underserved Communities

Chelsea: REIS helps us walk in an intentional way. The Racial Equity Analysis Tool (REAT) helps us ensure values aren't just something on the website but is something we are actively living daily. We are in the first cycle of full implementation. Begun using this tool agency wide on 27 investments. We have about 26 investments working on various portions of the tool.

We have a fully dedicated team of staff to support implementation and walking alongside program staff engaging communities along the way. We have long session in 2027 and those investments will be added in this pipeline as well. Every program we have will need to go through this tool at least once. Have a few examples and want to provide a quick example of how that will look like.

Youth Emergency Housing Assistance (YEHA): 5M to work with communities at risk of experiencing homelessness. Can be used for homelessness prevention. Helps us think about how we determine which communities feel ready for service capacity and wanting to understand what those existing collaborations are. 3K services from rental assistance, case management, transportation support, etc. It's a tool that has helped us think about how we can identify accessibility and support regions to be trauma informed and youth centered. Asking staff as they develop implementation plans, what are the action plans and is there something we need to start, stop, or continue given what we know from community and desegregated data. Tool hasn't been intended to be a one time use tool as a singular program. Want folks to come back and see if things have changed and we need to pivot in certain ways.

Director Bell: As much as we need housing supply, it's an important time. Operating expenses are up and are at times up by 30%. Maintenance and repairs, operations, property management, and other items. Legislature equipped us last session with portfolio. We are moving from individual conversations into more coordinated table that the state is setting to prep for next few years. We need to expand supply of housing and take good care of what we have. Preparing us for realities and how will depend on and rely on.

Support for Culturally Specific Developers

Chelsea: We have a wonderful technical advisor team who can walk alongside folks in the development process. Probably one of the prime places for support that they can have a staff person they can talk to and resource for capacity building.

	<i>Permanent Supportive Housing (PSH) Tiers</i> Director Bell: Combination of housing affordable for folks paired with necessary support services and make sure public investments. Getting a bit of a facelift through expansion. PSH Program or services may be incomplete and is intended to get at the heart of that. It will introduce three tiers and they keep fidelity of PSH.	
Co-Chair Selection Poll • Star K. • Lisa M. • Yoni K.	<i>Committee consensus for Roberts Rules of Order for voting. Motion to vote for Co-chair at 2:37pm. Members who present for voting are Yoni, Meg, Gabriela, Lisa, Melinda and Star.</i> Votes for Yoni Khan as committee co-chair: Maria Elena "Meg" Guerra, Yoni Khan, Melinda Bell, and Gabriela Mann. Votes for Lisa Marandas as committee co-chair: Lisa Marandas Votes Star Khan as the committee co-chair: Star Khan <i>Yoni Khan is selected as co-chair of the Housing and Homelessness Committee and will co-lead with Meg.</i>	Yoni Khan is selected as co-chair for the Housing and Homelessness Committee.
Priorities Conversation	Javier: Start thinking of what your committee priorities are moving into the fall. Next meeting is August 27th at 1:00pm. <i>Meeting concluded at 2:42pm.</i>	

Meeting Materials	 DLCD_RJC_2026_Presentation_Final.pdf	 OHCS - RJC Presentation July 202	 OHCS RJC Presentation Questio	 Roberts Rules of Order One-Pager.pdf
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Zoom Chat

2026-07-30 13:01:02 From Chelsea Bunch (she/her), OHCS to Hosts and panelists:
Hello all! Good to see you! I'm going to jump off and come back on - audio issues!

2026-07-30 13:03:23 From Javier Cervantes, Gov. Office (El, He, Him, His) to Hosts and panelists:
RJC-HHC Meeting Agenda, July 30 (90 minutes)
Agency Presentation: DLCD 30 mins (rescheduled from June)
Agency presentation: OHCS Agency Follow Up from June (35 min max)
Co-Chair Selection Poll (5 min)
Star K.
Lisa M.
Yoni K.
Priorities Conversation (20 min)

2026-07-30 13:35:54 From Leslie Goodlow to Hosts and panelists:
Hey @Matthew Tschabold!

2026-07-30 13:36:08 From Matthew Tschabold to Hosts and panelists:
Hi Leslie!

2026-07-30 13:42:36 From FHDC MEG to Hosts and panelists:
Brb moving from my phone to computer

2026-07-30 13:52:03 From Melinda Bell to Hosts and panelists:
Thank you Dr Bateman

2026-07-30 13:53:44 From Dr. Brenda Bateman, DLCD Director to Hosts and panelists:
Thank you, all! It was good to spend time with you this afternoon.

2026-07-30 13:54:08 From FHDC & Evolve to Hosts and panelists:
Thank you Dr Bateman

2026-07-30 13:54:32 From Star Khan--she/ella to Hosts and panelists:
Thank you Dr. Bateman

2026-07-30 13:54:42 From Yasmin Solorio (She/her), Gov Office to Hosts and panelists:
Thank you Dr. Bateman!

2026-07-30 13:55:09 From Lisa Marandas to Hosts and panelists:
Very helpful Dr Bateman. Thanks again!

2026-07-30 14:30:25 From Leslie Goodlow to Hosts and panelists:
Unfortunately I have another rmeeting now.

2026-07-30 14:30:40 From Gabriela Mann to Hosts and panelists:
I have another meeting as well.

2026-07-30 14:34:22 From Chelsea Bunch (she/her), OHCS to Hosts and panelists:
Great to be with you!

2026-07-30 14:34:29 From Lisa Marandas to Hosts and panelists:
Thanks so much to you both!

2026-07-30 14:34:31 From Melinda Bell to Hosts and panelists:
Thank you

2026-07-30 14:36:29 From Yasmin Solorio (She/her), Gov Office to Hosts and panelists:
https://forms.cloud.microsoft/Pages/ResponsePage.aspx?id=Mmk_qnz6tEegzqWYytFhz-dsun3CsmZDghgG5aSSsKFUMUVFNlcZUDIRrjROWDBJR1VYUU9KS0U1UC4u

2026-07-30 14:40:35 From Yasmin Solorio (She/her), Gov Office to Hosts and panelists:
Next meeting is August 27th at 1pm (90 mins).



DLCD



DLCD's 2026 Presentation to the Racial Justice Council



July 30, 2026

Brenda Ortigoza Bateman, Ph.D.
Director



Intro to Land Use Planning

- Purpose:
Determining where and how communities will grow
- Unique: Statewide Goals
- Implementation: Cities and Counties
- Comprehensive: Housing, Employment, Agriculture, Natural Resources, Ocean and Coastal, Natural Hazards and Transportation



**What are the
priorities for DLCD as
it begins to develop
its agency budget?**

- Listening to community partners about their interests and priorities
- Maintaining Current Service Level
- Supporting the Governor's priorities and executive orders
- Carrying out DLCD's [Strategic Plan](#)



What progress has been made toward housing production?

What updates to current systems are underway to ensure housing construction is moving more quickly?

- Oregon Housing Needs Analysis Implementation
- Housing Accountability and Production Office
- Supporting one-time UGB expansions
- Middle Housing Reform
- Oregon Homes Program



**How is the agency
holding itself
accountable?**

**How does your budget
reflect this effort?**

- Strategic Plan
- Budget Narrative
- Metrics, Surveys, Standards
- Commission & Advisory Committees
- Staff Training
- Impact Statements
- [Racial Equity Framework for Decision-Making](#)



What levers does the agency have to encourage cities' movement toward developing more housing?

- Contextualized Housing Need
- Housing Capacity Analysis
- Housing Production Strategies
- Development Ready Lands Inventory
- Housing Acceleration Program



**How can we make
sure racial justice
remains at the core of
housing programs?**

- Land use policies reviewed under a Racial Equity Framework for Decision Making
- Housing Production Strategies under OHNA include a gentrification and displacement toolkit for communities to use



DLCD

Department of
Land Conservation
& Development

July 30, 2026

Brenda Ortigoza Bateman, Ph.D.
Director

**Thank
you!**

OREGON HOUSING AND COMMUNITY SERVICES

Racial Justice Council



July 30, 2026

Andrea Bell, Executive Director

Chelsea Bunch, Equity, Diversity, and Inclusion Director

Legislative Priorities and Budget Realities

Different landscape this biennium

- Reduced General Fund revenues and increased state costs
- Only budget-neutral ideas for the 2027 session

Cost-neutral ideas

- New methods of housing finance
- Alternative funding methods outside bonds/General Fund

2027-29 Policy Option Packages

Homeownership

- ECHO Funds for the Manufactured Home Replacement Program - \$0
- Local Innovation and Fast Track (LIFT) Homeownership (Article XI-Q Bonds) - \$150M
- Preservation of Manufactured Home Communities - TBD

Affordable Rental Housing

- LIFT Rental (XI-Q Bonds) - \$540M
- PSH Funding (XI-Q Bonds) - \$80M
- Affordable Rental Preservation and Stabilization - TBD
- Portfolio-Expansion Compliance Capacity - TBD

Housing Stabilization

- No revenue-neutral POPs. Maintaining eviction prevention, rehousing, shelter, and long-term rent assistance remains priority.

Disaster Recovery and Resilience

- Authorization to spend down remaining Community Development Block Grant Disaster Recovery (CDBG-DR) dollars - grant ends 2/29.
- Staffing for post CDBG-DR: Recovery Support Functions

2027-29 Legislative Concepts

Homeownership

- Directed Loan Delivery Platform
- Short-Term Capital Financing
- Manufactured and Marina Communities Resource Center (MMCRC) Fee Increase

Affordable Rental Housing

- Supportive Housing
- Oregon Affordable Housing Tax Credit (OAHTC) Community Fund
- Predevelopment

Housing Stabilization

- Tribal Housing Grant Fund (formerly BAFI-NATO)
- Tribal Inclusion-Shelter Program*

Agencywide Technical Fix

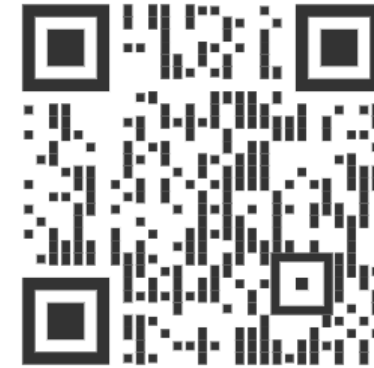
- Remove Reporting Requirements for Housing Choice Advisory Council
- Tribal Inclusion – Shelter Program
- Housing Choice Landlord Guarantee Program (HCLGP)
- Home Ownership Assistance Program (HOAP)
- Oregon Affordable Housing Tax Credit (OAHTC)
- Human Resources – Criminal Background Checks

Housing Projects Statewide

Question 1

Data dashboards

- [Affordable Rental Housing \(ARH\) dashboard](#)
- [Homeownership \(HOD\) dashboard](#)
- [All OHCS data dashboards](#)



Scan the QR code to view all the dashboards.

Some developments in progress:

- Clackamas Heights, Oregon City, ARH
- Farmdale, Woodburn, ARH
- Frontier Court, La Grande, HOD
- Verde Pines, Bend, ARH
- Thompson Springs, Nehalem, HOD

Recent grand openings:

- The Dolores, Hillsboro, ARH
- Mountainview Homes, Klamath Falls, ARH
- Rooted at Antler, Redmond, HOD
- Rose Street Neighborhood, Blue River, HOD
- Valor Place, Albany, ARH

Racial Equity Considerations and Impacts – Senior Housing Initiative (HB 4082)

Question 4

- Older Adults Housing Program (OAHP) offers \$23.5M for new construction serving older adults.
 - Expect one or two projects of 60-100 units.
 - A project must be 80% adaptable units (ANSI Type A) with the 20% fully accessible (ADA requirements).
- To center equity in the program, OHCS focused on implementing an aging-in-place strategy.
 - Older adults of color experience disproportionate rates of housing instability, displacement, and homelessness as they age and often face barriers to accessing services and supports they need.

Higher Cost of Construction for Larger Units

Question 6

- Of the projects ARH funded from 2021-2025, roughly:
 - 23% were three bedrooms,
 - 42% were two bedrooms, and
 - 33% were one bedroom.
- Developers bring proposals based on their identified needs and project marketability, but OHCS controls the funding.

Measuring How Investments Reach Historically Underserved Communities

Question 8

- Data dashboards
- Legislative reports and presentations
- Racial Equity Analysis Tool (REAT)
- Program-specific tracking, including disaggregated data

Working with Providers to Preserve Units

Question 9

- OHCS is seeking feedback and ideas from partners about regulatory reforms that could help ease compliance burden and help properties, including reducing duplicate inspections and repetitive document requests.
- The OHCS Rules Coordination Team provides engagement opportunities that have allowed considerations of innovative approaches to design with fewer negative impacts.
- OHCS has both preservation and stabilization programs. These tools are effective but aren't always a large enough investment to meet the need across the state.

Support for Culturally Specific Developers

Question 10

- 20% funding set-aside for culturally specific organizations to improve equity for those organizations that have been historically unable to access capital.
- Technical advisor team that offers one-on-one support throughout the development process.
- Capacity-building program that provides grants to support organizational operations, including for culturally specific developers and companies led by people of color.

Permanent Supportive Housing (PSH) Tiers

Question 14

Definitions and Populations Served

Tier 1: Supportive Housing: Combines rental assistance and tenancy supportive services for those experiencing or are substantially at risk of homelessness whose primary needs are housing stability and community services.

Tier 2: Enhanced Supportive Housing (existing PSH): Combines rental assistance and tenancy supportive services for those experiencing chronic homelessness who can live independently with low to medium behavioral health needs.

Tier 3: Intensive Supportive Housing (behavioral health focus): Combines rental assistance and tenancy supportive services for those with high acuity behavioral health needs who are experiencing or at risk of homelessness.

Thank You



Valor Place,
Eugene

Questions and Answers

- 1. Request for OHCS to share specific examples / data points on housing projects currently in construction (number of units, location, how many are affordable housing, Average Medium Income use). The committee is interested in understanding where different parts of the housing continuum and state-funded housing investments are showing up across the state.**

OHCS publishes data on affordable housing investments on its dashboards:

- [Affordable Rental Housing \(ARH\) dashboard](#)
- [Homeownership \(HOD\) dashboard](#)
- [All OHCS data dashboards](#)

Please note: It takes time to collect and analyze data, so 2026 numbers are not included.

Some developments in progress:

- Clackamas Heights, Oregon City, ARH
- Farmdale, Woodburn, ARH
- Frontier Court, La Grande, HOD
- Verde Pines, Bend, ARH
- Thompson Springs, Nehalem, HOD

Recent grand openings:

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- Rooted at Antler, Redmond, HOD
- Valor Place, Albany, ARH

- 2. OHCS is analyzing affordability and its relationship to current AMI standards. What does this analysis look like and how can the HHC assist?**

In many areas, such as Portland, rents at 60% of area median income (AMI) are close to market rents, and people with low incomes actually need rental assistance vouchers or units at lower AMI levels for housing to be affordable. OHCS is analyzing different tools, such as pairing lower AMIs with unrestricted market units, to see how and where OHCS investments can drive the creation of more deeply affordable units in the

areas that need them. Continued discussion on this topic and advocacy is appreciated.

3. Provide an overview of examples of mixed-income, price averaging projects including project names, locations and total costs.

Our portfolio continues to expand as we have gained more tools like Direct Lending and the Moderate-Income Revolving Loan program. One example in Portland is Barbur Apartments, which will transform an equipment rental business on a major transit corridor into a vibrant family-focused community with 150 affordable apartments. New investment is coming and Barbur Apartments is intended to limit displacement of the communities of color that call this neighborhood home. Barbur Apartments will offer one-, two-, three-, and four-bedroom homes; 32 will be affordable to households with incomes under 30% of AMI and another 25 units will be affordable to households earning 45% of AMI. Thirty-eight units will have Section 8 rental subsidy. All three- and four-bedroom units will have in-unit washers and dryers.

The complex includes a large outdoor play area, community laundry facilities, bike parking, on-site resident services and management offices, and two large community rooms. Residents will benefit from wraparound support services and a rich array of culturally specific services designed to meet the needs of future residents, including immigrant and refugee families.

4. Please provide an overview of the new initiative around senior housing (HB 4082). What racial equity considerations impact how the program is administered/implemented? Are there targets specifically for serving communities of color?

The Older Adults Housing Program (OAHP) offers \$23.5 million for new construction serving older adults. OHCS expect one or two projects of 60-100 units. A project must be 80% adaptable units (ANSI Type A) with 20% fully accessible (ADA requirements). At least half of the units must be 50% of AMI or below, with the remainder at or below 120%. Projects must require that every resident be at least 62 years old **or** at least 80% of the occupied units must have at least one resident who is 55 or older.

To center equity in the program, the agency focused on an aging-in-place strategy. Older adults of color experience disproportionate rates of housing instability, displacement, and homelessness as they age and often face barriers to accessing the services and supports they need. By creating housing that allows people to remain in their communities as they age, the program helps reduce those disparities while promoting autonomy, dignity, stability, and improved health outcomes.

OHCS will consider if OAHP projects are partnering with culturally specific organizations and if projects are centering anti-racist strategies in project design and operation to support the inclusion of people of color and individuals with intersectional identities.

There aren't "targets" per se.

5. The amount of available funding for down payment assistance does not currently meet the need. The funding available for Individual Development Accounts (IDAs) has also proved challenging, having remained stagnant over the last decade, what changes, if any, are underway to address these issues?

It is true that available funding does not meet the current need, and the agency has been fortunate to have received funding for this program over the last several biennia.

OHCS is highlighting the need for \$3.9 million for down payment assistance to help hundreds of Oregonians to buy a home in 2027-29.

Some state-funded DPA is still available for first-time homebuyers through OHCS partners. OHCS also offers Flex Lending loan products with lower interest rates that can be paired with DPA for eligible first-time and experienced homebuyers on lower incomes. Since Flex Lending launched in 2023, OHCS has supported 1,040 homeownership opportunities with over \$14 million in assistance.

OHCS is also working on ways to find new revenues (possibly any revenue raised from the management of our Mortgage-Backed Security Pipeline Legislative Concept) to fund DPA.

6. We currently are seeing limited low-income housing units being developed, specifically in east Portland, that accommodate a family of five or six. What is it going to take to allow for more units of this size? Does your agency's budget reflect this as a priority? If so, how?

Building units that accommodate larger families requires deeper subsidy to offset the higher costs. The Oregon Centralized Application (ORCA) subsidy limits are scaled by AMI and by bedroom size, meaning greater subsidy for units with more bedrooms. If you know developers that are building these types of units and are running into issues accessing OHCS funding, let the agency know.

Of the projects ARH funded from 2021-2025, about 23% units were three bedrooms, 42% were two bedrooms, and 33% were one bedroom.

Subsidy limits are responsive to bedroom size, and developers bring proposals based on their identified needs and project marketability. However, OHCS controls the funding, not the projects themselves.

Production causes unit turnover as families find housing that better suits their needs, which in turn provides better housing opportunities for large families. There are higher rates of vacancy among smaller-unit sizes (especially studio and single-room occupancies (SROs).)

The lack of housing supply is a huge stressor in Oregon. OHCS continues to advocate for funding for both Local Innovation and Fast Track Rental and Homeownership to create more units that will decrease the strain on the current stock.

Larger units are difficult to build as they are more costly, and many developers choose to build small-unit complexes.

7. Provide an update on opportunities for tax credits for developers to support more units. Which tax credits have been implemented, which tax credits are up for discussion as options, and what are the next steps?

OHCS has three main tax credit programs for developers: Low-Income Housing Tax Credits (LIHTC), Oregon Affordable Housing Tax Credits (OAHTC), and Ag Workforce.

The Qualified Action Plan (QAP) is updated biennially to reflect state and local goals for leverage of the credit in production. Further engagement

on QAP is forthcoming, with the public comment period on our first draft anticipated for September.

OHCS also submitted a legislative concept that would allow it to sell any unused annual OAHTC authority to Community Development Financial Institutions (CDFI)/philanthropy and use the proceeds to fund development. The concept also sets up a community fund that allows partners to donate funds to OHCS for use in project financing.

8. How does OHCS measure whether investments are reaching historically underserved communities?

There are several ways OHCS reports on investments, the most notable being the [OHCS Tableau dashboards](#) that detail community investments and specific demographics. OHCS also published [legislative reports and presentations](#) that also offer an overview of investments and their impacts.

ARH ORCA set-asides include 20% for culturally specific organizations. Properties receiving ARH funding are required to undertake Affirmative Fair Housing Marketing Plans (updated every five years).

For homeownership projects, OHCS tracks buyers and homeowners by race, ethnicity, head of household gender, and number of children served in its LIFT and Flex Lending programs.

You can find a list of the [agency's reports on the OHCS website](#).

Racial Equity Analysis Tool (REAT)

OHCS uses the Racial Equity Analysis Tool (REAT) to ensure the agency understands both the reach and the impact of investments received. This customized tool supports decision makers to measure desired goals and challenges and avoid unintended consequences. It is a systematic examination of how different racial and ethnic groups are likely to be affected by a proposed decision or action and helps to engage decision makers in a process that promotes intentional change and anticipates adverse consequences.

There is program-specific tracking, including disaggregated data. For example, property reporting, regular tracking of agency key performance measures (KPMs), and regular monitoring of set-asides to utilization and impact.

9. Highlight any efforts to work more collaboratively with affordable housing providers to curb the risks of losing units in an uncertain budgetary environment.

As part of its broader preservation work, OHCS has engaged with providers in conversations centered on non-legislative regulatory reforms that could help ease compliance burden keep properties afloat, including reducing duplicate inspections and repetitive document requests. Further, the agency is engaged with a broad array of partners, as directed by HB 4036 from 2026, to identify opportunities for the agency to provide other forms of relief to properties in the absence of appropriations, including regulatory reforms and greater unit-by-unit flexibility.

The OHCS Rules Coordination Team has been building robust engagement spaces during the policy updating process that have allowed considerations of innovative approaches to design that can offer fewer negative impacts.

10. When OHCS deploys capital for housing development, what specific criteria or technical assistance frameworks are being utilized to ensure culturally specific and BIPOC-led developers are successfully winning awards and navigating the state's compliance pipeline?

As part of its funding allocation framework, OHCS has a 20% funding set-aside for culturally specific organizations. The goal is to improve equity for those organizations who have been historically unable to access capital.

OHCS has a technical advisor team that offers one-on-one support throughout the development process. OHCS also has a capacity building program that provides grants to support organizational operations, including developers and companies led by people of color.

11. As we look at the risk of losing affordable units in an uncertain budgetary environment, are there specific state-level strategies or flexible capital pools being designed to help providers acquire and remediate complex, underutilized, or contaminated urban parcels for affordable housing?

OHCS has a land acquisition program that provides short-term loans to developers to buy land. The program is fully subscribed until it can be replenished via loan repayment. The Department of Land Conservation and Development's Housing Accountability and Production Office is also

working across the state enterprise to help repurpose state-owned land and find opportunities to improve housing production.

12. Given the intersection of chronic homelessness, substance use, and mental health, how is OHCS structurally aligning its capital deployment with the Oregon Health Authority (OHA) to ensure that statewide investments in permanent supportive housing are paired with sustainable, long-term operational funding for behavioral health services?

OHCS is collaborating with OHA on an intensive permanent supportive housing (PSH) program. The goal is to braid together OHCS PSH projects with OHA behavioral health supports. OHA is looking at potential amendments to the Medicaid state plan agreement to cover more of these costs.

13. How does the agency plan to address language access issues experienced by non-English speaking constituents? How does your budget address barriers to access?

Budget

- a. **Context:** Oregon is linguistically and culturally diverse. About one in six Oregonians speaks a language other than English, and communities statewide use more than 75 languages. Additionally, about 4.6% of Oregonians are hard of hearing, deaf, or deaf blind (Oregon Legislative Policy and Research Office).
- b. **Values and Goals:** OHCS is committed to inclusive, accessible, and equitable communication. The agency recognizes that language and communication policies adopted by public agencies can either support or unintentionally burden communities. OHCS' goal is to ensure that no one encounters barriers to accessing public services or participating in civic processes because of language differences or physical ability.
- c. **OHCS Strategies:** In early 2025, the agency updated its Language Access Plan in collaboration with partners and community organizations. This work helped identify current community language needs, formalize agencywide practices, and strengthen its framework for inclusive communication. It also supports stronger, more responsive engagement with Oregonians in the languages they use.

- d. **Implementation Efforts:** Beyond providing translation, interpretation, and accessibility services, OHCS is working to ensure key information is proactively translated, increasing community awareness of no-cost language services, and equipping OHCS staff with the tools and training needed to use these resources effectively and engage constituents in their preferred language.

Addressing Barriers

- a. **Ongoing Need:** To ensure equitable access to services, OHCS must continue advocating for sufficient resources and maintaining a workforce that is trained and equipped to support limited English proficient communities and individuals with disabilities.
- b. **Prior Investments:** During the 2021 Legislative Session, OHCS received \$1.7 million, which enabled the agency to hire dedicated staff to lead and implement language accessibility initiatives during the 2021–23 biennium.
- c. **Current Budget Gap:** For 2025–27, OHCS requested \$1.3 million to continue advancing equitable housing solutions and strengthening resources that reduce access barriers. This request was not included in the Legislatively Adopted Budget.
- d. **Existing Dedicated Funds (Homeownership):** OHCS' Homeownership team receives dedicated language access funding authorized by the Legislature in 2019 through the Joint Task Force on Racial Disparities in Homeownership. Most of these funds are awarded to community partners to support translation, interpretation, and outreach expenses. A smaller portion covers the translation of OHCS homeownership materials.
- e. **Partial Coverage:** OHCS incorporated some language access resources into the operating budget; however, sustainable funding is still needed. As the agency expands and integrates its language services program, use of these services—and the associated cost—will continue to grow.

14. RJC is interested in understanding the distinction between the three (PSH) tiers, who would be intended to be served by each tier (i.e. populations served) and whether there are budget implications tied to the creation of these tiers of PSH.

OHCS submitted for internal consideration in its draft Agency Request Budget modest funding for each tier. While more work is needed to determine the budget implications, additional General Fund is needed to expand any of these tiers. OHCS considers its existing PSH program to be at the “Tier 2” level.

The agency is planning to pilot the proposed tiered structure as described in the following framework:

Proposed Tiered Structure (At-a-Glance)

	Tier 1: Supportive Housing	Tier 2: Enhanced Supportive Housing (Existing PSH)	Tier 3: Intensive Supportive Housing (BH Focus)
Definition and Populations Served	Combines rental assistance and tenancy supportive services for people experiencing or at substantially at-risk of homelessness whose primary needs are housing stability and community services	Combines rental assistance and tenancy supportive services for people experiencing chronic homelessness able to live independently with low to medium behavioral health needs	Combines rental assistance and tenancy supportive services for people with high acuity behavioral health needs who are experiencing or at-risk of homelessness
Stay Limit	None	None	None
Eligibility (Homelessness)	Must be homeless (lack of fixed, regular, adequate night-time residence) or substantially at risk of	Must be chronically homeless as defined by each Continuum of Care or in OAR 813-138-0005	Same as Tier 1 and must meet all of ACT criteria

	homelessness (i.e., evicted, overcrowded, exiting state facility)		
Health Services Offered	Low level of behavioral health services offered through referrals and outside service connections as needed	Behavioral health services at a level higher than Tier 1 (i.e., on-site case management, off-site clinical visits)	Behavioral health services at a level higher than Tier 2 (i.e., medication management and on-site clinical teams)
Required Participation	N/A	N/A	N/A
Services and Location	Minimal on-site staffing, referrals to off-site services.	On-site behavioral health, peer support, and tenancy services.	24/7 staffed case management on site, crisis response, behavioral health, and health services.
Coordinated Entry Referral	Optional	Mandatory	Optional
Alternative Referral Process	Community-driven referrals	N/A	Community-driven referrals, Oregon State Hospital, Assertive Community Treatment, and Intensive Case Management referrals
Funding Model	Project-based or tenant-based	Project-based or tenant-based	Project-based or sponsor-based, with funding to coordinated care organizations to connect Assertive Community Treatment and Intensive Case Management services

Support Services Funding (per- unit-per-year)	\$5,000-\$15,000	\$15,000- \$17,500	\$17,500-\$40,000
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If you have a disability and require assistance to read this document or would like this information/form/publication in a different language, please email Language.Access@hcs.oregon.gov.

Robert's Rules of Order: One-Page Synopsis

The following is a one-page synopsis of the basics of Roberts Rules of Order. Robert's Rules of Order is a uniform outline for leading just, organized, and effective meetings. The structure attempts to ensure one individual is addressed at a time, every member has an equal right to speak, and all decisions are made democratically.

Robert's Rules of Order: One-Page Synopsis

1. Purpose Robert's Rules of Order is a parliamentary procedure used to help groups conduct meetings: • Only one person speaks at a time. • Every member has an opportunity to be heard. • Decisions reflect the will of the majority while protecting the rights of the minority.	2. Basic Principles • One item of business at a time. • One speaker at a time. • Majority rules. • Minority rights are protected. • Courtesy and impartiality are expected.
3. Typical Order of Business 1. Call to order 2. Roll call (if applicable) 3. Approval of minutes 4. Officer and committee reports 5. Unfinished (old) business 6. New business 7. Announcements 8. Adjournment	4. How to Make a Motion 1. A member is recognized by the chair. 2. The member states: "I move that..." 3. Another member seconds the motion. 4. The chair restates the motion. 5. Members debate the motion. 6. The chair calls for a vote. 7. The chair announces the result.

Common Motions

Motion	Requires Second?	Debatable?	Vote Required
Main Motion	Yes	Yes	Majority
Amend a Motion	Yes	Yes	Majority
Refer to Committee	Yes	Yes	Majority
Postpone to a Certain Time	Yes	Yes	Majority
Limit Debate	Yes	No	Two-thirds
Previous Question (End Debate)	Yes	No	Two-thirds
Table (Lay on the Table)	Yes	No	Majority
Adjourn	Yes	No (usually)	Majority
Recess	Yes	No	Majority
Point of Order	No	No	Chair rules