Agenda/Notes
Office of Governor Tina Kotek
RJC Housing and Homelessness Committee
August 27, 2026 – Zoom
1:00pm –3:00pm

MEMBERS

A	Cathryn Murray Harris	X	Maria "Meg" Guerrera	X	William Miller
X	Gabriela Mann		Melinda Bell	X	Yoni Kahn
X	Lisa Marandas	X	Nathan Teske	X	Star Khan
X	Leslie Goodlow		Teresa Cisneros		

OTHER ATTENDEES

E	Andre Bealer	X	Svetha Ambati	X	Matthew Tschabold
X	Javier Cervantes	X	Yasmin Solorio	X	Chelsea Bunch, OHCS
		X	Matthew Harris, OHCS	X	Kim McCarty, DAS

Topic/Lead	Notes/Main Points	Decisions/Action Items
Presentation: Pipeline Investments from Oregon Housing Community Services (OHCS)	*Meeting starts at 1:04pm. Oregon Housing Community Services (OHCS) presents.* **Matthew Harris:** Chief Financial Officer at OHCS. **Chelsea**: We, as a state, are in a different budget environment than in the past. As we see an increase cost to the state from HR1, it has deep impacts on programing and federal resources for the state. One thing we talked about before is Oregonians are struggling with basic necessities, including housing costs. Through this process, we will continue to be honest on housing needs in Oregon and our posture as an agency is, despite the budget environment. We have great folks on our team to dig in and determine how we move forward. As part of a state budget cycle, agencies are required to send in an Agency Recommended Budget (ARB) and is due August 31st to the Dept. of Administrative Services (DAS) . We, as an agency, are in a budget neutral environment, we aren't asking for new investments. Investments you see on slide 3 are one-time investments and need to be phased out. There is a restoration phase we will get into and maintain these investments but just want to note many of these resources are things we asked for in 25-27 cycle, were critical to move our housing initiative forward, and will talk about restoration of these onetime resources. Policy Option Packages (POPs) allow us to spend money we can use to move housing initative forward.	

Matthew reviews "Approved Policy Option Packages"

Yoni: For Permanent Supportive Housing (PSH) XQ Bonds – are the services General Fund come up in 2031?

Matthew Harris: $80M in PSH are about 400 units and will come online in next 2-5 years or so. We are allowed to include those General Funds (GF) funded units.

Yoni: Those will come up or 2031?

Matthew Harris: Yes. They often cycle through. We got half of our funding one time and half in Current Service Level (CSL). Much came out of the Governor's Executive Orders around homelessness. To restore what we have and keep funding levels as is, we would need $11M for eviction prevention. We got about half now in CSL.

Leslie: How many were planned to be served for downpayment assistance with interest reduction?

Matthew Harris: Can get you numbers on who we have served but intent was to do as many loans as possible.

Leslie: What is max someone can get?

Matthew Harris: Max is 5% downpayment assistance, on average it is around $15K.

Leslie: What was Area Median Income (AMI) restriction?

Matthew Harris: Mostly around 120 generally. Majority of homeowners come in a bit under that.

If funding becomes available, these are things we'd hope to do:

- Youth Homeowner Assistance program – funding doesn't exist to continue the pilot. To continue we would need $5.5M.
- We have $3M for post CDBG-DR needs. Grant is slated to expire in February of 2029. We will see a slowdown with some staff reductions, which was already planned. Hope is to fund some of those staffing to fund for 'permanent'.
- Co-Location of services is a partnership we established with Community Based Organizations (CBO), housing providers, technical assistance and finance parters. To continue that work and provide grant funding, we would need $10M.

Matthew Harris: Biggest priority is to continue investments that have already been made around housing stabilization and unhoused with rehousing shelters, eviction prevention, etc. You'll see service levels decline if its not funded again since a lot of it is one-time funding. Slide 5 is our most critical area.

Chelsea: We are really trying to creatively think about how we continue to move this forward in spite of current budget environment. What we continue to hear and see is ppl are struggling to navigate basic things and housing cost is a huge part of that. Appreciate the opportunity to talk and share with you on how we are approaching the budget cycle.

Lisa: Can you give me more info on the shelters, are they temporary, permanent, placeholders?

Matthew Tschabold: For this current biennium, 25-27, we folded in an all encompassing definition of shelter. Its funding that you can consider non-traditional housing like turnkeys, shelter pods, indoor congregate or non-congregate shelter, in general 24 hr. shelter administration.

Lisa: Are temp shelters mobile - are you using one vendor or doing a Request For Proposal (RFP)? How are we selecting them?

Matthew Tshabold: Pod shelter is a local firm. State provides funds to local government and service provider will procure those.

Yoni: In terms of different budget lines regarding eviction prevention and housing stabilization and rehousing out of shelter, are they viewed as separate budget lines or a continuum to increase outflow?

Matthew Harris: They do come together but they are their own budget lines, they are a bit intertwined.

Yoni: In Portland and metro area, we see inflow of homelessness outpacing outflow. Whole equation is important.

Matt Tschabold: Funding was identified through regions. Regions did their own assessment and plan within state parameters. What we found going in to 25-27 is the Legislative Fiscal Office (LFO) was clear, the way we process budget decisions is in these POPs and have to break services into these is so our committee members can make their decision on what to fund and not fund.

Leslie: Is there any thought in next budget around the state to assist jurisdictions to buy down rent in affordable housing. AMI amount, 60% rent is approaching market or exceeding. People can't afford a 60% unit. Is there any thought about that?

Chelsea: We will likely need to come back as that's a more in depth discussion on.

Meg: We manage affordable housing, the inflation is uncontrolled and don't see a way we can decrease rent.

Leslie: In Portland, we are putting money in budlings for a permanent rent buydown so it's like 40 - 50%. Clearly, we don't have funds for every affordable unit, but we continue to do AMI where renters and homeowners are combined. Renters make often less than half of the AMI and as we see inflation and homeowner income goes up, this is not a system that is sustainable for us to say "units are affordable" when they aren't. As a system we have to look at how to change AMI and only calculate it with renters. Or put a permanent change into a unit to bring rate down ongoing. Not talking about inflation, but a systemic change to calculate what's affordable in this state.

Meg: Completely understand. Maybe that's a priority, come up with a system to Governor and OHCS on how to do this better. Federal government is taking away rental assistance at this time. It's a hard one.

Didn't see any money put aside to support small organizations that have just entered as owners of projects. Many small organizations now are for first time owners of rental housing. They are going to need training on how to sustain that and operations of that. Is that something OHCS isn't planning to do?

Chelsea: I think this may have been connected to culturally responsive property management in investment pipeline.

Matthew Harris: Was asked for 25-27 session in GRB but it was pulled out due to resources of availability.

Meg: Theres a lot of small orgs that trapped into affordable housing business and not have capacity to sustain operations unless they get trained, staffing they need.

We have ORKA – it was a great process to support all the applications you will receive. Have no idea how many applications you have or waitlist. For the financial ask you have, will that money support all those projects?

Matthew Harris: Depends on which fundings are needed and where gaps reside. LIFT dollars are essential to help manage gaps. We just launched our direct lending application and process where we are able to get that long-term debt piece out. Here is what we could put to use if legislature saw fit to fund.

Meg: Would like to know where the numbers are coming from. Personally think I want to understand better where needs are. Did see farmworker housing isn't going to get any more money but also native housing isn't going to get any money either.

Matthew Harris: We did receive one-time funding for tribal

	investments and are asking for it to be restored if GF are available. Details on the ARB will be published on Tuesday after August 31st deadline.	
Learning of Policy Related Changes to: • Starter Homes Efforts • 1st Time Home Buyer Programs • Manufactured Homes	*Matt Tschabold shares slides* For time being, this is focused on policy and not budget. *Manufactured Housing* • Some issues and changes in current list are automatically titling manufactured homes as 'real property' can be advantageous. People are taking out mortgagees and not personal property homes. • Want to make sure there's no net increase in tax burden. With this change and titling, hope is no increase in personal tax liability. • Manufactured home parts – are disallowed through density, transportation, impact analysis, water and sewer impacts. Manufactured homes in part are allowed in rural residential. • Within urban growth boundaries, incorporated an unincorporated, we have heard and are having more convo there are *Starter Homes and First Time Homebuyers* • On buyer side – is there value on first time home buyer tax deduction for year you bought your home based on closing cost and other items. First time deduction for year you purchased your home. Savings allows you to save small amount for first 10 years. Essentially allowing a bigger income tax deduction at first vs over ten years. • Small unit is caped at certain sq ft. The size of new homes has increased over the years. If there's an incentive for smaller homes. • Disallow new comments from reviewing agencies unrelated to initial deficiencies. Very much in concept phase. Developers will send in an application and get back comments on deficiencies in application nor plans, and will work with dept to address them. On 5th or 6th review, dept will add new comments that are unrelated to deficiency, which adds delay and more money for back and forth. For subsequent reviews, they can't add new deficiencies unless theirs certain exemptions. **Nathan**: Love disallowing minimum lot sizes. Biennstar has looked at homeownership. Minimum lot sizes where some we want to operate is a great idea. **Meg**: Many of our new and younger generation are having to complain about having to live in parent home because of affordability. Appreciate the governor is paying attention to what's needed right now. Anything in foreclosure prevention that you have a as strategy or policy in the future?	

	Matt Tschabold: Nothing on policy side. Program side it will be part of GRB. **Javier**: What would be most helpful to take back to GTK? When would you need to hear back any other feedback? **Matt Tschabold**: As individuals or as a committee, if you talk to partners or think of other barriers or policy challenges that can be addressed to statue, please share those. We will have a few months to really refine and land policy reform in each categories. From there we will have a pre-session file bill. Likely we would need to do an amendment in December, we have time. Are there other issues, what are they, what changes would be helpful.	
Priorities Discussion	**Nathan**: Cuts to Medicaid coming online. Talked to a few state legislators and they are understandably concerned on the cuts. Want to also put in a plug that state of Oregon has Medicaid waiver called Health Related Social Needs Program. Biennestar is working in this area and helping people get access to rent assistance for 6 months, can be affordable or market rate. Waiver expires of Sept. next year and are concerned it will be lost. We found it to be super helpful for some households who can't work. Amount spent for rent assistance is so much less than medical expenses. **Yoni**: When people fall behind on rent due to circumstances, landlords don't want to evict them and causes them to dip into operating budget. There's a tie in to maintaining affordable units and keeping them online for operational and fiscal challenge folks are confronting. **Javier**: Also captured points from presentation that could be priorities for us to consider. **Meg**: Property management – lack of real property management based on resident needs and not just collecting rent. **Leslie**: In Portland with affordable housing portfolio we see a lot of turnover, companies leaving, the business of doing affordable housing and struggles of being a property manager where people aren't paying rent. A lot of issues around property management, not just asset, but managing residents and resident services pieces. What can state do to create better property management to benefit the building and the residents. Hoping the state take this up as a property issue. **Meg**: You were talking about affordable rental housing isn't affordable anymore and you worked on some buildings to manage that. Is that one of the priorities you'd like to see on this list? **Leslie**: What we have been doing over last 1.5 year is looking at	

properties and put additional resource with Metro bond to buy down the rent so the rent can be lower and is a permanent additional subsidy to keep rents lower. We're using about $8M of resident services surplus, we clearly don't have enough to cover significant portfolio across Portland. Every year as AMI goes up and homelessness will not be fixed. It is a vicious circle in Portland with eviction and putting money into homeless services. If we can prevent people from being evicted and bring rents down, would significantly impact houseless population.

Star: It seems we always keep coming back to the same point. Comes down to a change in system and policy. Always the same question. What are we going to do to change that power. What can we do more than just advise. It's the systems that need to change.

Javier: We can start identifying a route forward and accountability. Program assessment is one way, assessing their effectiveness.

Gabriela: We have found there is little accountability but there is a complete disengagement of a lot of the agencies that should be talking to one another. Communication amongst agencies have to change. Example is turnover of property management of affordable housing, what if we were to talk and create an entity that can manage affordable housing. That would be a permanent solution to have an agency designated to care for that. Unless agencies come together, nothing will change. Interested to hear how the allocation or pot of money to measure program or services is determined. From what I saw today, very little has been allocated for downpayment assistance program. Its less than half than what's being allocated for other needs.

Lisa: We're trying to define what our priorities are and touchpoints are systemic issues, we need systems in place and different agencies needing to talk to each other. We need clear distinct systems in place.

On hosing production side - track housing production, metrics and timelines. We need clear benchmarks and targeting state bottlenecks. How is DLCD and OHCS tracking side construction timelines vs land allocations, how can we standardize timelines.

Comments on supportive housing framework – want to see how OHCS and OHA coordinate funding streams.

Working on and advocating for new systems, accountability and how these projects or systems are put in place. What are we seeing, how effective are all the suggestions if we don't have a back stop to keep systems accountable.

Yoni: When it comes to this 3 tier of supportive or permanent supportive housing. Highest level of permanent supportive housing

	are for highest need, folks who are dealing with mental health issues, maybe connecting them with a local assister to help. If we only invest in higher acuity, it takes away from ability to stabilize ppl. As an entity, were concerned for age 55-64 population. **Javier**: We have to narrow down and combine some of these so we can come up with a coherent work plan going forward. **Meg**: Can you send us this, can we do a side meeting to get you what you need and want. We will have to dedicate more time for this. *Meg motions for a follow up work session meeting. Will Miller seconds motion. No discussion or questions from committee members. Members present and voting "yes" to a work session are:* *Leslie Goodlow, Will Miller, Nathan Teske, Lisa Marandas, Yoni Kahn, Meg, Gabriela Mann, Star Khan.* Javier shares information on recruitments for members to join HHC. *Yasmin to send out poll for work session. Meeting concludes 2:56pm.*	

Meeting Materials	OHCS Presentation 2026-08-27.pdf

Zoom Chat

2026-08-27 13:00:09 From Javier Cervantes, Gov. Office (El, He, Him, His) to Hosts and panelists:
HHC August 27 (2 hours)
Presentation: Pipeline Investments from OHCS
Learning of Policy Related Changes to:
Starter Homes Efforts
1st Time Home Buyer Programs
Manufactured Homes
Priorities Discussion

2026-08-27 13:02:35 From Javier Cervantes, Gov. Office (El, He, Him, His) to Hosts and panelists:
HHC August 27 (2 hours)
Presentation: Pipeline Investments from OHCS
Learning of Policy Related Changes to:
Starter Homes Efforts
1st Time Home Buyer Programs
Manufactured Homes
Priorities Discussion

2026-08-27 13:11:14 From FHDC & Evolve to Hosts and panelists:
I am going to turn off my camera for a few minutes. But I am here!

2026-08-27 13:18:47 From Yasmin Solorio, Gov Office (she/her) to Hosts and panelists:
Sorry, I'm not super familiar with some of the acronyms (HSD, HOD, XI-Q), would you be able to share what they stand for?

2026-08-27 13:19:30 From Yasmin Solorio, Gov Office (she/her) to Hosts and panelists:
Thank you!

2026-08-27 13:19:46 From Javier Cervantes, Gov. Office (El, He, Him, His) to Hosts and panelists:
We now have quorum in case there are items that the committee would like to vote to prioritize from previous topis or anything in the OHCS presentation.

2026-08-27 13:20:32 From Chelsea Bunch (she/her), OHCS to Hosts and panelists:
Yes! Housing Stabilization Division (HSD), Homeownership Division (HOD), Article 11Q Bonds (XI-Q), Local Innovation & Fast Track (LIFT).

2026-08-27 13:21:02 From Lisa's iPad to Hosts and panelists:

Can everyone see me? I am not appearing on my screen now for some reason

2026-08-27 13:21:50 From FHDC & Evolve to Hosts and panelists:
Replying to "Can everyone see me? I am not appearing on my scr...":
I believe we only see the OHCS staff member that is presenting

2026-08-27 13:27:42 From Chelsea Bunch (she/her), OHCS to Hosts and panelists:
Legislatively Adopted Budget (LAB)

2026-08-27 13:43:46 From leslie to Hosts and panelists:
Another issue is property manager training and oversight

2026-08-27 13:49:24 From Javier Cervantes, Gov. Office (El, He, Him, His) to Hosts and panelists:
HHC August 27 (2 hours)
Presentation: Pipeline Investments from OHCS
Learning of Policy Related Changes to:
Starter Homes Efforts
1st Time Home Buyer Programs
Manufactured Homes
Priorities Discussion

2026-08-27 13:51:12 From Lisa Marandas to Hosts and panelists:
Thanks to you both!

2026-08-27 14:19:37 From FHDC & Evolve to Hosts and panelists:
Priorities Discussion Ideas: a) Protect the pipeline; b) Ask staff to be very aggressive to bring more federal money from the Road Act. c) Preservation for homes owned by seniors, especially those that might be losing their homes. d) Property Management at large.

2026-08-27 14:48:17 From Lisa Marandas to Hosts and panelists:
Great plan

2026-08-27 14:48:24 From Will Miller (he/him) to Hosts and panelists:
Agreed

2026-08-27 14:50:18 From Star Khan--she/ella to Hosts and panelists:
The RJC metting on the 17th is cancelled right?

2026-08-27 14:56:43 From Leslie Goodlow to Hosts and panelists:
great discussion today, thanks everyone.

2026-08-27 14:57:01 From Lisa Marandas to Hosts and panelists:
Yes……Have a great evening all!

2026-08-27 14:57:39 From Lisa Marandas to Hosts and panelists:
Yes!

OREGON HOUSING AND COMMUNITY SERVICES

Pipeline Policy Option Package Update



August 27, 2026

Chelsea Bunch, Director of Diversity Equity and Inclusion
Matthew Harris, Chief Financial Officer

Guiding Principles

- The pressures of reduced General Fund revenues and increased state costs from H.R. 1 are creating real and enduring financial strains on the state's budget.
- Everyday Oregonians are struggling to afford life's necessities, and high housing cost is one of the burdens keeping people up at night.
- We are entering the 2027-29 budget build process with unique headwinds that require our collective creativity and ambition to identify bold housing solutions that do not require additional General Fund.
- Despite the numerous challenges that exist outside of our control, so much is within our control. OHCS is not simply a bystander.
- OHCS is central to the success of making Oregon life better and more affordable. We will continue to be clear and direct about the housing needs of everyday Oregonians.
- It is true that General Fund revenues are constrained. Even so, let us not dull our ambition or succumb to small ideas.

One Time Funding (Package 22 – Phase-Outs)

Housing Stabilization

- Eviction Prevention - $11.0M
- LTRA - $87.4M
- Rehousing - $25.1M
- Shelters - $102.5M
- Tribal Investments - $5.0M

Disaster Recovery

- Disaster Recovery & Resilience - $208.2M

Homeownership

- Downpayment Assistance - $21.2M
- Manufactured Dwelling Replacement - $2.0M

Affordable Rental Housing

- Senior & Disabled Housing - $24.0M
- Ag Worker Housing - $10.0M
- Housing Development Direct Award - $3.3M
- Community Incentive Fund - $1.9M

Approved Policy Option Packages

- CFO – Align LAB to ARB ($0)
- HSD/CSD – HMIS Extension & Enhancements ($2.5M)
- HSD/HOD – Shift ECHO Funds to Manufactured Home Replacement ($0)
- ARH – PSH XI-Q Bonds ($80M)
  - No GF for RA/SVCS included.
- ARH – LIFT Rental XI-Q Bonds ($540M)
- ARH – Preservation/Stabilization Lottery Bonds ($200M)
- ARH – Portfolio Compliance Staffing ($1M)
- ARH – LIFT/Preservation Staffing ($158K)
- HOD – LIFT HO XI-Q Bonds ($150M)
- HOD – Preservation Lottery Bonds ($7.5M)

Investment Pipeline: Maintain Current One-Time Service Levels

Housing Stabilization

- Eviction Prevention - $11.0M
- LTRA - $87.4M
- Rehousing - $25.2M
- Shelters - $102.4M
- Tribal Investments - $5.0M

Homeownership

- Downpayment Assistance - $3.9M
- Manufactured Dwelling Replacement - $2.0M
- Foreclosure Avoidance Counseling - $2.5M

Investment Pipeline: Restore 2025-27 GRB Service Levels

Homeownership

- Downpayment Assistance (CRRO) - $30.0M
- Downpayment Assistance (OHCS) - $3.6M
- Homeowner Assistance Program - $1.0M
- Housing Dev Incubator Prgm (HDIP) - $16.9M

Affordable Rental Housing

- Culturally Responsive Property Mgmt- $3.0M
- PSH Rent Assistance/Services Expansion - $2.5M

Housing Stabilization

- Eviction Prevention - $128.5M
- LTRA - $17.8M
- Rehousing - $137.9M
- Shelters - $13.0M
- Tribal Investments - $2.8M

Investment Pipeline: New/Expanded Priority Services

Housing Stabilization

- YEHA/Youth Programs - $5.5M

Disaster Recovery

- Post CDBG-DR Needs - $3.0M

Affordable Rental Housing

- Co-Location - $10.0M
- Intensive PSH Rent Assistance & Services - $TBD

Questions?



Here are the Priorities we discussed at the Housing and Homelessness Committee Meeting August 27. Please review and provide your comments and insight in the table below.

Committee	Priority Concepts	What goals do you have for this priority? Please be as specific as possible (Specific, Measurable, Achievable, Relevant, Time-Based).	Rank order the priority from most important to least on scale 1-4 (1=Highest, 4=Lowest).
Housing & Homelessness	• Protect Pipeline Investments presented by OHCS		
	• Increase Federal Funds from the Road Act		
	• Preservation of Homes Owned by Seniors Particularly those that are High Risk		
	• Property Management		
	• Systemic Improvements and Accountability for Agencies and Programs		
	• Metrics and Tracking: Approval Timelines for Housing Production		
	• Permanent supportive housing and service coordination between OHA and OHC		