

OHCS Private Activity Bond and 4% LIHTC Pipeline Report

All projects, PAB figures, and close dates are subject to change, availability and are for planning purposes only

Project Name	Units	City	Estimated PAB	Scheduled Closing Date	LIHTC Program Recom'd	Finance Committee Approved	HSC Approval
Projects Meeting Readiness to Proceed Benchmarks							
Olive Plaza	150	Eugene	\$31,200,000	1/17/2024	Y	N	N
Julia West	90	Portland	\$33,252,000	1/31/2024	Y	N	N
PCC Killingsworth	84	Portland	\$28,960,000	2/1/2024	Y	N	N
Pacific Flats	72	Phoenix	\$15,120,000	2/14/2024	Y	N	N
Kafoury Court	40	Portland	\$17,460,943	2/15/2024	Y	N	N
Civic SW Affordable	226	Gresham	\$50,875,000	3/28/2024	Y	N	N
Argyle Apartments	290	Portland	\$48,129,149	3/21/2024	Y	N	N
Elmonica Station	81	Beaverton	\$30,290,321	TBD	Y	N	N
Woodland Hearth	63	Tigard	\$22,800,000	4/25/2024	Y	N	N
Strong Family Apartments	75	Portland	\$23,650,000	3/1/2024	Y	N	N
Cypress Hills Apartments	100	Cascade Locks, Reedsport,	\$12,160,500	6/1/2024	Y	N	N
Dolores	67	Hillsboro	\$21,604,000	6/1/2024	Y	N	N
Hillside Park Building C	100	Milwaukie	\$38,953,730	6/1/2024	Y	N	N
Peaceful Villa	166	Portland	\$54,746,735	6/25/2024	Y	N	N
Ollie Court	80	Eugene	\$23,760,000	6/26/2024	Y	N	N
College View Apartments	59	Bend	\$13,447,500	7/1/2024	Y	N	N
PCC SE Housing	124	Portland	\$31,880,149	7/1/2024	Y	N	N
Wilsonville Transit Center Housing	121	Wilsonville	\$29,519,334	7/1/2024	Y	N	N
Hillside Park Building A	92	Milwaukie	\$26,489,124	7/11/2024	Y	N	N
Hillside Park Building B	83	Milwaukie	\$17,868,400	7/11/2024	Y	N	N
Orchard Park Apartments	224	Salem	\$47,850,000	9/1/2024	Y	N	N
Marine Drive PSH	33	Astoria	\$9,638,200	10/1/2024	Y	N	N
M Carter Commons	63	Portland	\$19,236,824	1/6/2025	Y	N	N
Lake Grove Apartments	55	Lake Oswego	\$16,170,000	2/1/2025	Y	N	N
The Clifford	88	Portland	\$20,327,079	3/1/2025	Y	N	N

2024 Closed Total:	0	2024 Closed Total:	0
2024 Close Pending Total:	2420	2024 Close Pending Total:	\$629,655,085
2025 Close Pending Total:	206	2025 Close Pending Total:	\$55,733,903

Projects Not Meeting Readiness to Proceed Benchmarks							
Mountainview Townhomes	72	Klamath Falls	\$10,962,824	4/2/2024	Y	N	N
Stratus Village	175	McMinnville	\$36,300,000	5/1/2024	Y	N	N
Redmond Landing	156	Redmond	\$24,000,000	4/10/2024	Y	N	N

Units Not Meet - Total:	403	Not Meet - Total:	\$71,262,824
		Total All Pending Close:	\$700,917,909
Total Pending Units In This Report:	2823	All Subscribed:	\$756,651,812

Projects Next Up For Recommendation							
Hollywood HUB (!)	224	Portland	\$81,815,449	9/10/2024	N	N	N
Rand Road Affordable Housing (!)	130	Hood River	\$36,433,100	12/9/2024	N	N	N

2023 PAB Overview

2023 PAB returned for carryforward (OHCS) \$ 252,000,000

2023 PAB returned for carryforward (Business Oregon) \$ 36,000,000

2024 PAB Legislative (OHCS) \$ 450,000,000

Total: \$ 738,000,000

Oregon's 2024 PAB Total: 530,017,125

Rev. Proc. 2023-34 (2024 PAB Multiplier) \$ 125

Rev. Proc. 2023-22 (OR Population)* 4,240,137

*pending 2024 confirmation of population.

Remainder CY 2024: 80,017,125