



Permanent Supportive Housing (PSH) Program Outcomes Report

2020-2025

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Executive Summary

This report is a five-year look back at Oregon Housing and Community Services' (OHCS) Permanent Supportive Housing (PSH) Program. The report reviews the accomplishments of the PSH Program since its inception in 2019, along with a review of the tenant outcomes reported by the PSH project partners. The report also looks at the outcomes of the Oregon Supportive Housing Institute, a core technical assistance component of the OHCS PSH Program. The report finishes with an analysis and recommendations based on findings.

PSH is a best practice and proven strategy to successfully house people experiencing chronic homelessness. PSH serves households who need more than just rental assistance to maintain stable housing, often due to the challenges of living with disabling conditions, including mental illness and substance use, alongside their experience of long-term homelessness. PSH combines long-term rental assistance and wraparound services with permanently affordable housing units. The PSH Program at OHCS provides funding for these three essential elements, allowing partners to create site-based PSH that best serves households experiencing chronic homelessness.

In recent years, the Oregon Legislature has provided general obligation bond proceeds for the development of PSH units (capital financing) and General Funds to support ongoing PSH operations (project-based rental assistance and PSH services). This funding allows OHCS and its partners to add to the supply of permanently affordable and supportive housing. All three PSH Program funding components are accessed through the OHCS' Affordable Rental Housing Oregon Centralized Application (ORCA) process.

Goals of the PSH program are to:

- Increase the number of PSH units across the state
- Support long-term tenancy or housing retention (longer than 12 months) for people experiencing chronic homelessness
- Provide safe and supportive homes for people experiencing chronic homelessness
- Provide equitable access to PSH units
- Ensure long term viability for OHCS-funded PSH projects

In reviewing the previous five years of the PSH Program, findings include:

- The PSH Program has effectively increased the number of PSH units across the state and should focus on prioritizing funding projects from rural and culturally specific partners.
- Retention outcomes reflect strong program performance.

- The PSH Program is effectively serving people of color experiencing chronic homelessness but is falling short in proportionally serving Hispanic/Latino/a/x households.
- PSH partners continue to face challenges in developing and operating PSH across Oregon.

Methodology

The PSH Program requires partners using program funding to report to OHCS annually on outcomes. Reports include submitting the OHCS Annual Report Form and homeless management information system (HMIS) data. Currently, in the state of Oregon, homeless and housing providers are using the same vendor for HMIS, WellSky's Community Services. HMIS data is combined with resource and project data reports from ProLink.

Accomplishments, Outcomes, and Findings

What has PSH Program Funding created?

“PSH Program Funding” is OHCS’ PSH development capital, PSH project-based rental assistance, and/or PSH Services funding.

Between 2020 and 2025, the PSH Program awarded funding to 41 projects totaling 1,136 PSH units statewide. Of those, 27 projects and 763 units were open and operating at the end of 2025, with the remainder either under construction or working towards financial closing. This production came through three funding components:

- \$200.7 million in development capital
- \$6.3 million in project-based rental assistance
- \$9.4 million in services funding

Sponsors often pair OHCS PSH capital with locally funded rent assistance or pair OHCS operating funds with non-PSH development resources (e.g. LIHTC), which is why project and unit counts vary across the tables below. Units are concentrated in metro Oregon, where 49% of projects account for 55% of units, while rural communities hold 27% of projects but only 14% of units.

Table 1: PSH Projects and units by stage of development, 2020-2025

Development Stage (at the end of 2025)	Projects	Units
Projects open and operating	27	763
Projects under construction	5	92
Projects awarded PSH funding and not yet under construction	9	281
Total Projects funded between 2020-2025	41	1,136

The OHCS PSH Program was initiated in 2019, but program funding was first awarded in 2020.

Table 2: PSH Program funding allocated, 2020-2025

Funding component	Amount allocated	Projects	Units	Notes
Development capital	\$200,676,300	25	843	Article XI-Q Funding
Rental assistance	\$6,278,447	33	762	Based on 60% AMI HUD rent limits
Services	\$9,416,413	38	1,039	\$10,000 per unit per year until 2024, then increased to \$15,000 per unit per year

Table 3: PSH projects and units by geography

Geography	Projects	Units
Rural	27%	14%
Urban/Non-Metro	24%	31%
Urban/Metro	49%	55%

Figure 1: Number of PSH Program projects in each Oregon county

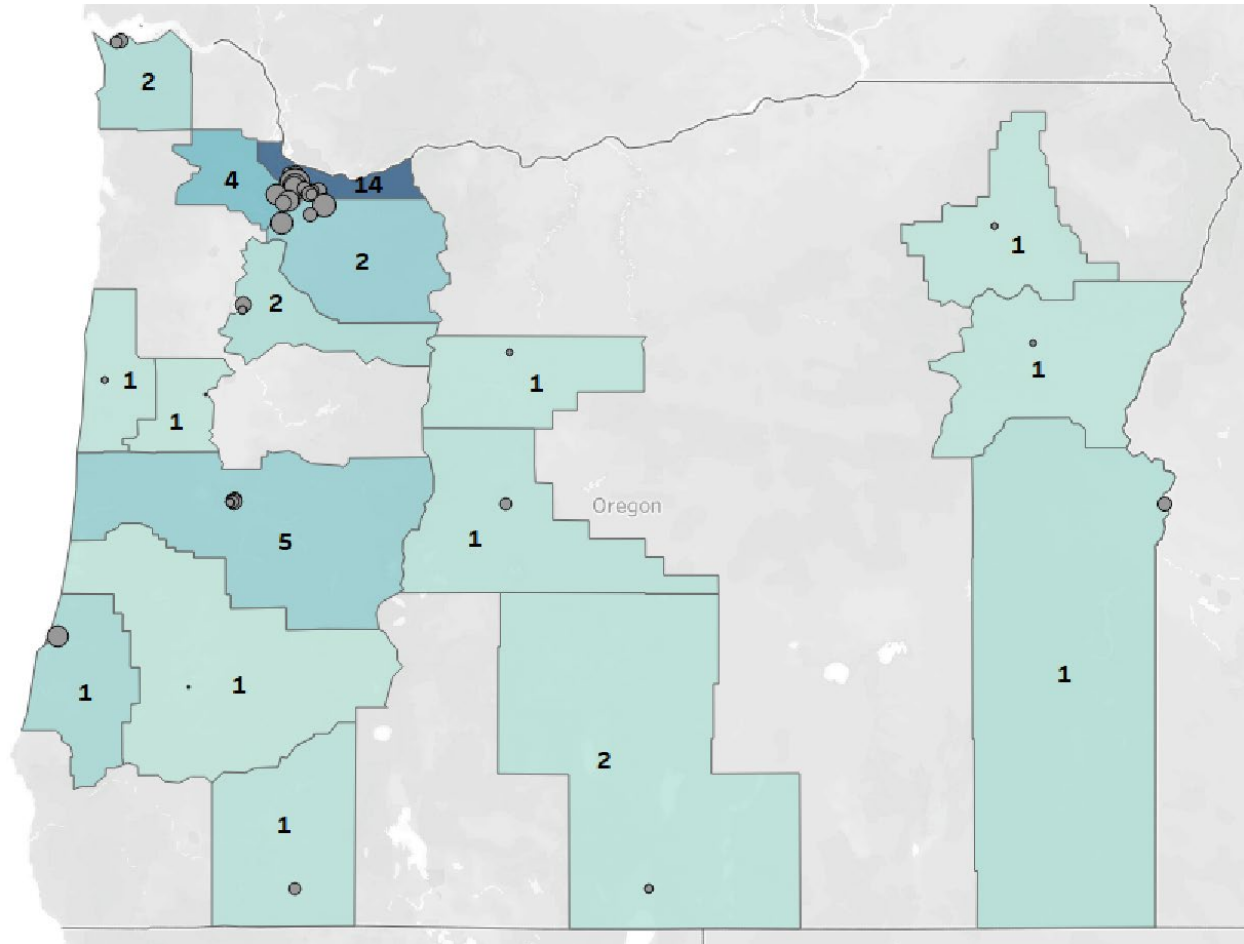


Figure 1 shows the number of PSH Program projects in each county. If no number is shown, then a PSH Program project has not been funded in that county. The blue gradient shows density of projects, with the lightest blue representing 1 project in a county and the darkest blue representing the most, 14 projects, in Multnomah County. The grey dots identify where the projects are located in each county. The bigger the dot, the greater number of units the project has. Table 4 specifies the data in Figure 1 showing the number of PSH projects per Oregon county.

Table 4: Number of PSH Projects per Oregon County (2020-2025)

Oregon County	Number of PSH projects
Baker	1
Benton	1
Clackamas	2
Clatsop	2
Coos	1
Deschutes	1

Oregon County	Number of PSH projects
Douglas	1
Jackson	1
Jefferson	1
Lake	2
Lane	5
Lincoln	1
Malheur	1
Marion	2
Multnomah	14
Union	1
Washington	4

Who has received funding?

PSH funding has been awarded to both nonprofit and for-profit affordable housing developers and owners, housing authorities, nonprofit service providers including community action agencies, and local behavioral health authorities.

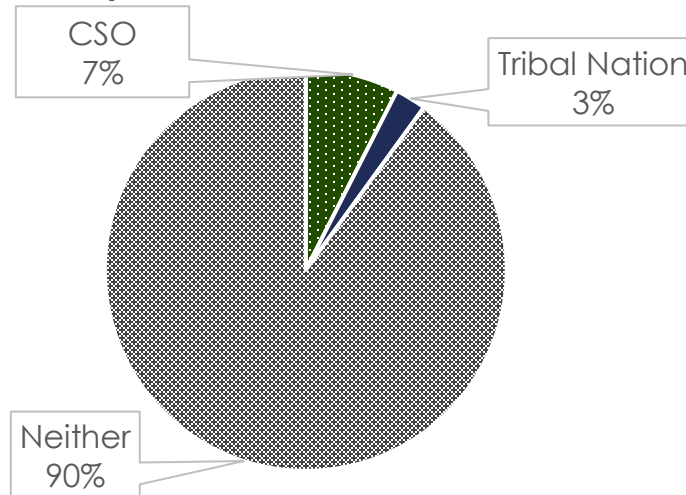
15% of PSH Projects include a culturally-specific organization (CSO) partner. Six CSOs have received PSH Program funding from OHCS, some as developers/owners, some as service providers, and some as property managers. One Oregon tribe has received PSH funding.

Table 5: Developer and Co-developer makeup of PSH projects through 2025

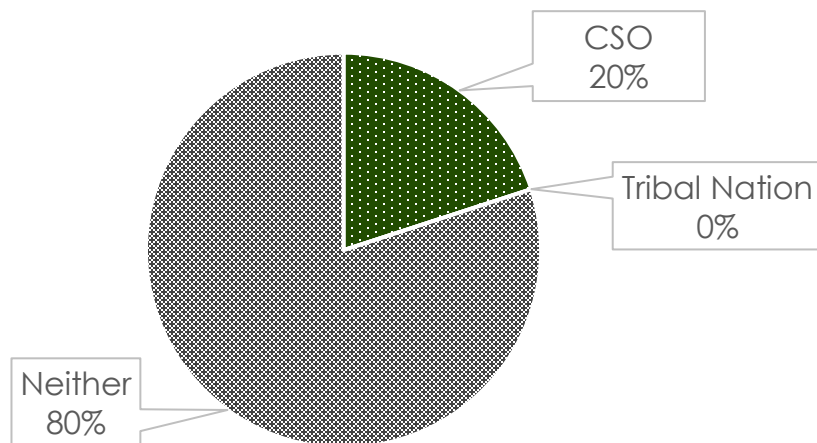
Type of developer	Culturally Specific Organization	Tribal Nation	Neither
Developer	3	1	36
Co-developers	2	0	8

Out of 50 developers and co-developers, six identify as CSO or Tribal Nation making up only 12% of PSH developers.

Developers: CSOs and Tribal Nations



Co-developers: CSOs and Tribal Nations



PSH Tenant Demographics and Outcomes

Quantitative Review

Below is a review of the quantitative tenant outcomes of the OHCS PSH Program between January 2020 and December 2025. If not provided here, see Appendix A for data disaggregated by race/ethnicity, where possible.

Households served and housing retention

- Total households served: **607**
- Total individuals served: **833**

Note: Total households served is lower than PSH units in operation. This is due to some projects operating less than 12 months and not being required to report in 2025.

The following table shows the percentage of PSH tenants for the identified races and ethnicities, compared to the percentages of each race and ethnicity within unsheltered homelessness data in Oregon. The side-by-side comparison is designed to show if access to PSH Program units is proportional to need reflected in the data.

Table 6: PSH tenants by race and ethnicity, compared with 2025 unsheltered Point-in-Time (PIT) count

Race and ethnicity	% in OHCS PSH Units	% in unsheltered homeless PIT Count 2025
American Indian, Alaska Native, or Indigenous	8.4%	4.3%
Asian or Asian American	0.4%	0.7%
Black, African American, or African	15.8%	8.3%
Hispanic/Latina/o	4.2%	10.9%
Middle Eastern or North African	0.6%	0.2%
Multiracial/ethnic	12.8%	5.3%
Native Hawaiian or Pacific Islander	1.6%	1.1%
Unknown	1.8%	9.5%
White	54.4%	59.2%

Note on Table 6: The 2025 PIT Count unsheltered homelessness data was pulled from the analysis completed in the [Portland State University \(PSU\) 2025 Oregon Statewide Homelessness Estimates Report](#). Per the report, data in this table comes from either the PIT Counts with aggregate data submitted to U.S. Department of Housing and Urban Development (HUD) by Continuum of Care (CoC) organizations, or a cleaned version of raw datasets before applying HUD extrapolation. For the counties provided with raw data, the numbers may differ from those submitted to HUD. If “no data” was collected, it was removed from the total count.

The PSU 2025 Oregon Statewide Homelessness Estimates report identifies Black, Indigenous, and other People of Color (BIPOC) unsheltered homelessness at a rate of 34.56% based on 2025 PIT Count data. When aligning methodologies with the PSU report, **OHCS data reveals 44% of tenants served by the OHCS PSH Program were BIPOC.** See the *Analysis, Recommendations, and Next Steps* for further review of the above data.

Table 7: Positive housing retention outcomes

Retention measure	Result
Percent of households who remain in their PSH Unit or have an exit to a permanent housing situation	87%
Of the projects open 13 months or longer (as of 12/31/2025), the percentage of households that had a length of stay (LOS) of at least 12 months	71%
Of the projects open 13 months or longer (as of 12/31/2025), the average LOS for OHCS PSH Program households	609 days

Relationship between length of stay and positive outcomes:

The outcomes below show the difference in both exits to permanent housing and PSH housing retention between households that reach a LOS of 12 months or more, versus households that exit their PSH unit prior to 12 months. The data shows that the longer a household (HH) stays in a PSH unit (at least 12 months), the higher the likelihood they will either exit to a permanent housing destination or continue to remain stably housed in their PSH unit, highlighting the importance of supporting tenants to stabilize within their first year of PSH.

Table 8: Housing outcomes by length of stay

Housing Outcome	HHs with LOS at, or greater than, 12 months	HHs with LOS less than 12 months
Exited to a permanent housing destination	79.4% of exits	20.6% of exits
Remained in PSH unit	69.7% of households	30.3% of households

The outcomes below highlight areas for improvement. See Appendix A for complete exit data.

Table 9: Exits from PSH units

Exit measure	Result
Number of households who exited PSH units	118
Percentage of exits who exited back to homelessness	23.5%
Percentage of exits who exited to an institutional setting	7.8%
Number of evictions (or requested move-outs in lieu of evictions)	39

The following chart shows the income change (by race) for PSH tenants between 2024 and 2025 (earlier data was not reported). Over 90% of PSH tenants increased or maintained their income after moving into their PSH unit.

Figure 2: Income change by race/ethnicity (% of total per race)

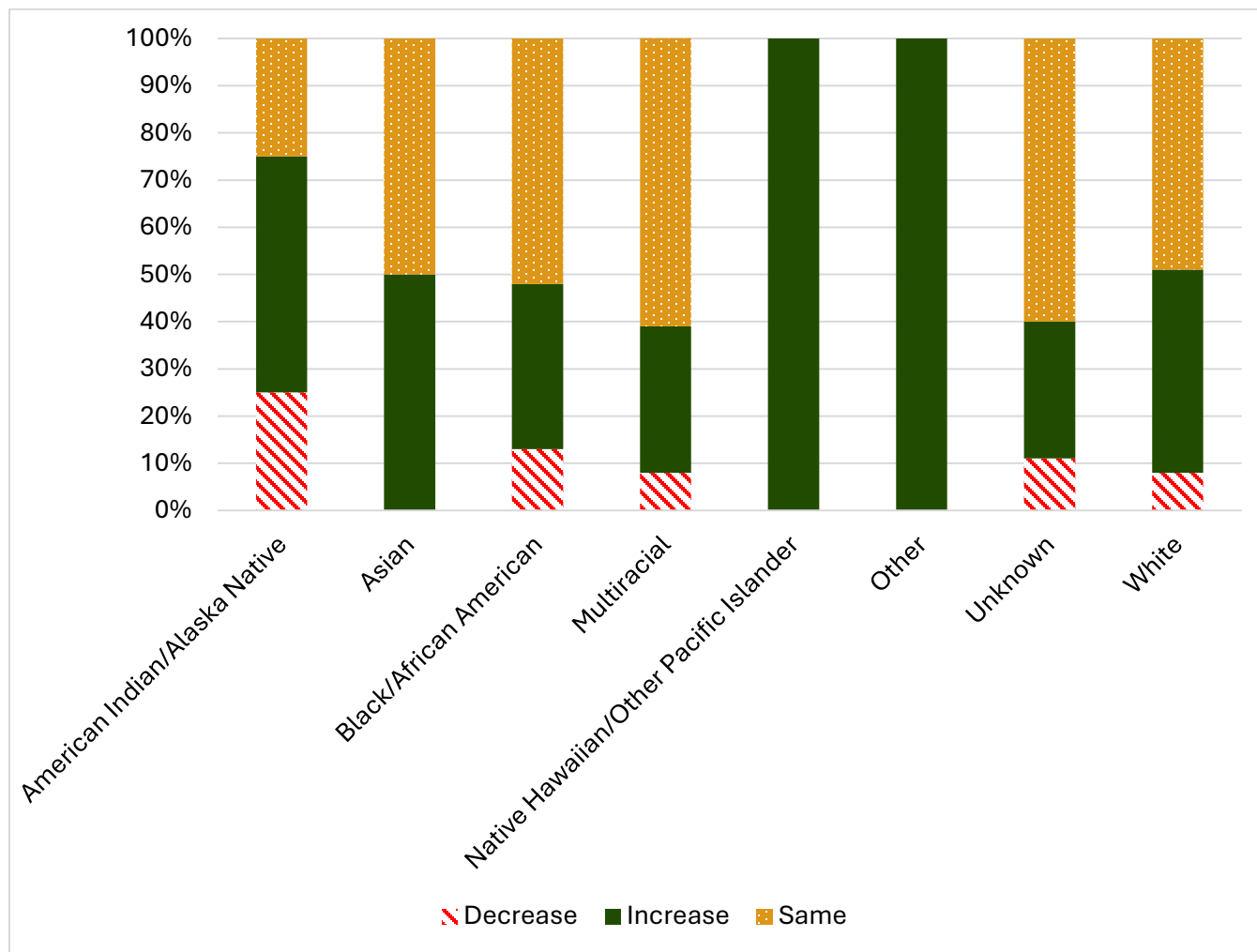


Table 10: Income change by race/ethnicity (% of total race)

Income change	American Indian/Alaska Native	Asian	Black/African American	Multiracial	Native Hawaiian/Other Pacific Islander	Other	Unknown	White
Same	25%	50%	52%	62%	0%	0%	60%	49%
Increase	50%	50%	35%	31%	100%	100%	29%	43%
Decrease	25%	0%	13%	8%	0%	0%	11%	8%

PSH Rent Assistance Outcomes

The following data shows the average rental assistance payment made by OHCS to PSH Projects on behalf of PSH tenants, along with the average tenant portion of the rent. This information is compared to market-rate costs to highlight the importance of rental assistance in ensuring stability for both PSH tenants and PSH properties. Without PSH rental assistance, tenants would not be able to find an apartment they could afford, and PSH properties would not be able to ensure sufficient income to operate the project.

Table 11: PSH rent assistance and tenant rent compared with market rents

Metric	Amount
Average monthly rental assistance payment in 2025	\$1,014
Average monthly tenant rent payment in 2025	\$153
Average monthly income for PSH households in 2025	\$577
Median rents for studios to 2-bedroom apartments from 2021 through 2024	\$1,000 to \$1,400

Note on Table 11: Median rents derived from OHCS Tabulation of American Community Survey, Public Use Microdata Sample (PUMS), 2015 – 2024.

Qualitative Review

Below is a review of the qualitative outcomes of the OHCS PSH Program between January 2020 and December 2025. Information provided comes from PSH Annual Reports submitted by program partners, reviews completed by OHCS staff at annual program monitoring, and feedback collected at quarterly PSH cohort convenings and engagement sessions.

Services Provided and Tenant/ Community Impact

The Nel, 2023, Eugene, Annual Report:

Supportive Services include proactive case management, crisis intervention, peer support, harm-reduction services, skill building (coping, social, life skills, etc.), budgeting, connections to service providers (medical, substance use, behavioral health), linkages to employment and educational services, as well as on-site support groups and activities.

Services are delivered with a trauma-informed approach. Services have helped tenants address the complex issues that have mostly gone unaddressed prior to being housed at the Nel.

The services team also helped tenants acquire skills needed to live independently and maintain their housing. Individuals who consistently engage in services receive fewer lease violations overall and/or are able to quickly remedy any violations with their assigned service provider.

Many of our tenants have decreased encounters with law enforcement, and we have seen a reduction in emergency room visits due to connections with primary care and other individualized services in the community. The supportive services team also works with tenants to identify external services that they could benefit from, barriers to obtaining those services, and how to help eliminate those barriers. Individuals who express that they are not interested in services are still invited to social gatherings and activities and are informed of available services on a regular basis, while respecting their choice to engage or not.

Sequoia Crossing, Salem, 2025 Annual Report:

Households living in Permanent Supportive Housing (PSH) receive individualized, voluntary supportive services that include intensive case management to support housing stability, lease compliance, and connections to behavioral health, medical care, and benefits; educational classes focused on budgeting, tenant rights, wellness, and independent living; employment and life-skills services such as job readiness, resume support, and coaching in daily living skills; social and community-building events that promote connection, reduce isolation, and strengthen relationships among residents and neighbors.

Together, these services have led to improved housing retention and reduced crisis service use by helping residents address challenges early, remain engaged in care, and resolve conflicts before they escalate to emergency or legal systems. As a result, households experience greater stability and long-term tenancy, while the surrounding community benefits from increased community stability, fewer visible crises, and stronger neighborhood integration as residents participate more fully and positively in community life.

Cleveland Commons, Bend, 2025 Annual Report:

Supportive services have focused on stability, healing, and a sense of community to create a warm and welcoming environment. In this approach, peer support is at the heart: individuals with lived experiences connect with residents, offering hope,

demonstrating recovery, and helping navigate systems. This peer-led engagement, much like our National Alliance on Mental Illness (NAMI) groups, warmly encourages trauma transformation by turning past challenges into personal strengths and nurturing a sense of trust and belonging felt within Cleveland Commons. Emphasizing community building not only helps to establish closer bonds but also empowers our team to better support tenants with their health needs through appointments and transportation.

Our community room has become the heart of our neighborhood, a welcoming space where activities, celebrations, and shared interests replace loneliness. Tenant-supported birthday celebrations, mural painting, popcorn, and coffee foster daily connections, making everyone feel more connected and valued. Faith-based groups often add to this warmth by offering regular, shared meals—like a weekly dinner, creating a comforting routine and sense of belonging. These small steps truly empower residents on their journey toward housing security. By focusing on trauma-informed, resident-driven planning and incorporating peer support community events, PSH at Cleveland Commons, is fostering a nurturing environment where housing stability, emotional healing, and social connections thrive.

PSH Program Partner Challenges

Over the previous five years, PSH Program partners reported the following challenges:

- Increased costs and limited leverageable resources:
 - Higher-than-expected security needs and/or the need for 24/7 staffing
 - Programmatic conflicts with and reductions in federal funding for PSH. For example, HUD CoC funding, a previously compatible PSH funding source, now has programmatic requirements that are no longer aligned with OHCS's PSH Program
 - Increased tenant acuity. Many PSH partners report that PSH units are housing tenants who have higher needs than their PSH program can support.
 - Higher-than-expected operating expenses, including damage to units and drastically increased insurance costs.

Table 12: Operating expenses per unit per year, 2021-2024

Operating Expenses per unit per year (PUPY)	2021	2022	2023	2024
All OHCS Properties	\$6,278	\$6,870	\$7,610	\$8,198
PSH	\$8,453	\$9,108	\$9,335	\$12,315

- Challenges with staffing and community coordination:
 - Trouble finding and keeping qualified staff across services and property management
 - Misalignment with services and property management staff and/or between multiple services partners
 - Limited healthcare and behavioral health resources for programs to connect tenants with, especially in rural areas.
 - Coordinated Entry often does not provide timely and/or appropriate referrals.

PSH Tenant Feedback

In 2025, the PSH Program began collecting Tenant Feedback Surveys during annual program monitoring of PSH projects. The data set is small; however, tenants generally report positive experiences in PSH Program properties. The majority of tenants that completed the surveys strongly agree or agree that they feel safe in their unit, feel supported by property staff, and are satisfied with the services provided. Some tenants responded with neutral or negative responses to the survey questions. This highlights the need to continue tenant surveys and program monitoring.

OHCS will continue to provide survey results to the PSH partners after monitoring so they can make appropriate programmatic adjustments. The results of the final question of the survey, “How satisfied are you with living in your unit?”, were lower than expected with average rating of 6.55 out of 10. Understanding how to increase tenant satisfaction will be a focus of future program reviews. See Appendix B for full survey results.

Supportive Housing Institute

The Oregon Supportive Housing Institute, a collaboration between Oregon Housing and Community Services (OHCS) and the Corporation for Supportive Housing (CSH), is an annual program that builds statewide capacity to develop Permanent Supportive Housing. Through a multi-month curriculum, the Institute provides training and technical assistance to teams consisting of developers, service providers, and property managers. Participants receive guidance on financing, design, operations, and service coordination to accelerate project readiness. All team members are required to attend each session to encourage collaboration between the developer, service provider, and property manager. Each team workshops a specific project concept, preparing the team to successfully apply for PSH funding once they have completed the Institute.

Since its launch in 2019 and through 2025, the Supportive Housing Institute has supported 50 project teams (104 organizations in total) and resulted in the creation of hundreds of PSH units statewide. Graduating teams report strong success in moving projects into

development, aided by post-institute support and improved competitiveness for state PSH funding. The program is fully funded by OHCS and offered at no cost to participants. To be eligible for OHCS' PSH Program funding, organizations must complete participation in a Supportive Housing Institute.

- **15 CSOs and 1 Tribe** have completed the Institute, making up around **15%** of the total Institute participating organizations.
- **72%** of projects that have completed the Institute have secured financing for their PSH projects.

Figure 3: Geographic Locations of Institute Teams 2020-2025 (project location)

The numbers represent the number of Institute Teams in each city.

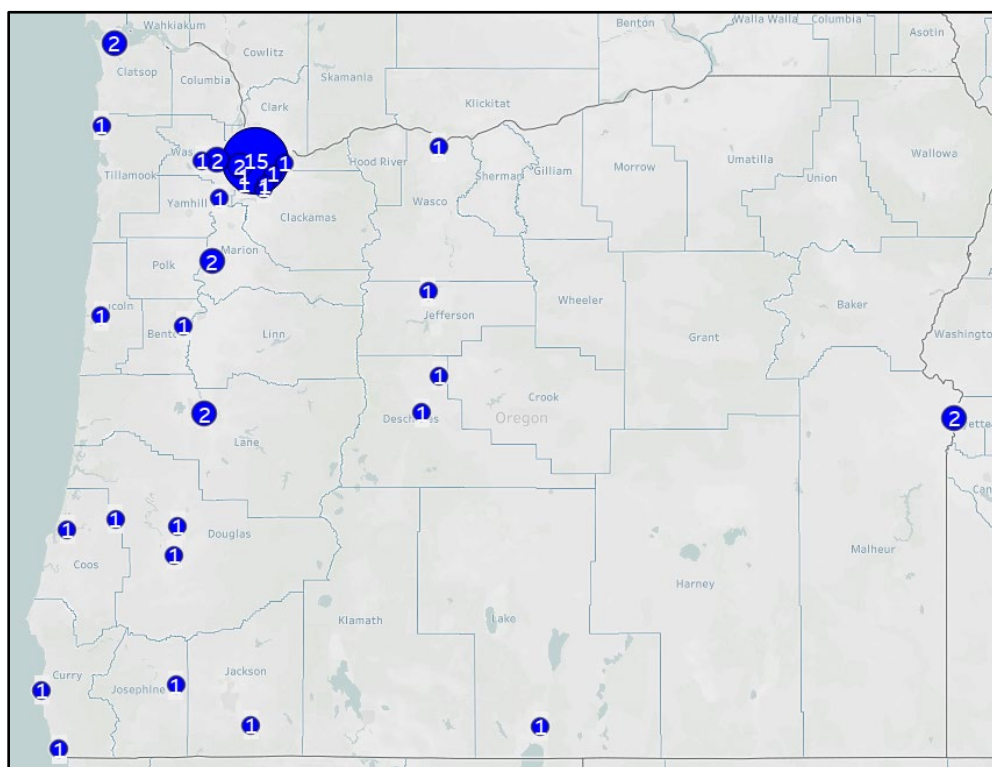


Table 13: Geographic locations

City	Number of teams
Ashland	1
Astoria	2
Beaverton	2
Bend	1
Brookings	1
Coos Bay	1

City	Number of teams
Corvallis	1
Eugene	2
Forest Grove	1
Gladstone	1
Gold Beach	1
Grants Pass	1
Gresham	1
Happy Valley	1
Hillsboro	2
Lakeview	1
Manzanita	1
Newberg	1
North Bend	1
Ontario	2
Oregon City	1
Portland	15
Redmond	1
Roseburg	1
Salem	2
Sutherlin	1
The Dalles	1
Toledo	1
Tualatin	1
Warm Springs	1

Analysis and Recommendations

In OHCS' evaluation, the first five years of the PSH Program has been a success across several metrics. Below are the key findings, analyses, and recommendations.

The OHCS PSH Program has effectively increased the number of PSH units across the state but can improve access for rural and CSO partners. Due to the PSH Program funding and the PSH partners across the state putting the funding to work, hundreds of previously chronically homeless households have found stable and supportive housing.

The PSH Program was a part of the larger 2019-2024 Statewide Housing Plan initiative to increase PSH across the state of Oregon with the specific goal to develop 1,000 PSH units. Using capital funds and supportive services/rent assistance funding, the PSH Program has created 1,136 PSH units in total, and with continued legislative investment, will continue to

add PSH units to address the growing need for permanent supportive housing across Oregon.

Between 2020 and 2025, the PSH Program allocated \$200,676,300 in PSH development funding to create 843 PSH units, an additional 293 units were created using other sources of development funding, for a total of 1,136 units. This comes out to about \$240,000 in subsidy per unit for PSH. However, due to quickly rising development costs OHCS expects more resources will be needed to achieve the same level of production for PSH in the coming years.

Over the last five years, OHCS has seen an increase in geographic variety in PSH funding use, including an increase in PSH projects in rural parts of the state. OHCS believes this is due to the prioritization of rural projects selected for the Supportive Housing Institute, along with recent developing regional leadership in rural communities to support the delivery of PSH.

The data shows that 27% of PSH Program projects and 14% of PSH Program units are in rural areas. The [PSU 2025 Oregon Statewide Homelessness Estimates](#) report's PIT Count data shows that around 25% of people experiencing unsheltered homelessness are in rural areas. With only 14% of the OHCS PSH program's units being in rural areas, OHCS can do more to ensure rural Oregon is able to access PSH funding that is proportional to their PSH need. However, site-based or project-based PSH, which is the type of PSH funded by OHCS' PSH Program, may not best serve rural households. Tenant-based, scattered site PSH may be more effective, and could be sufficient in filling the gap. However, most scattered-site, tenant-based PSH is funded via the federal HUD CoC program which is seeing cuts in overall funding availability and decreases in PSH-specific allocations. This may highlight the need for OHCS to increase PSH subsidies in rural Oregon.

The PSH Program is effectively serving people of color experiencing chronic homelessness, but it is falling short in proportionally serving Hispanic/Latino/a/x households. The PSH Program is meeting goals around serving BIPOC households experiencing chronic homelessness. People of color have historically experienced lower access to PSH units proportionate to the total numbers they represent in homelessness data. When aligning methodologies with the referenced PSU report, OHCS data reveals 44% of tenants served by the OHCS PSH Program were BIPOC. The report indicates unsheltered homelessness at a rate of 34.56% for BIPOC (based on 2025 PIT Count data), meaning OHCS PSH Program units are not underserving BIPOC households in regard to PSH unit access. However, disaggregated race and ethnicity data for OHCS PSH households show only 4.2% of PSH households identify as Hispanic/Latino/a, while almost 11% of the PIT count data for unsheltered homelessness identify as Hispanic/Latino/a. This may identify a significant

gap in reaching Hispanic/Latino/a households for the OHCS PSH Program. Further examination is required to see if these households are eligible or in need of PSH. It is likely that increased partnership with both CoCs and Hispanic/Latino/a-serving CSOs is needed to ensure PSH is serving those who need it most.

The data provided around equity in contracting and the inclusion of culturally-specific organizations in PSH also highlights a need to increase equitable access to PSH funding. To date, only one Oregon tribe has applied for and secured PSH funding. One other tribe applied but could not complete the Institute due to lack of staff capacity. CSO participation continues to rise in the Supportive Housing Institute. However, only 15% of projects that have received PSH Program funding have a CSO partner, indicating that several Institute teams with CSO partners have yet to be successful in obtaining PSH funding. OHCS intends to continue community engagement efforts to better understand how to increase equitable access to PSH Program funding. This will include fostering stronger working partnerships with Oregon's tribes to better understand how the PSH Program can effectively serve those communities.

Retention outcomes reflect strong program performance, with room for improvement.

87% of households remained in their PSH unit or exited to another permanent housing destination. OHCS' PSH retention outcomes are slightly lower than [national rates](#), which are often a little over 90%. For projects open at least 13 months, 71% of households stayed at least 12 months, with the average length of stay being 609 days (~20 months). While retention for the projects with the longest operations is lower than overall retention rates, the high average length of stay indicates that households who do reach this timeframe stay significantly longer than 12 months. For those staying longer than a year, we see drastic increases in both retention (59%) and permanent housing exits (39%), highlighting the positive impact housing stability has on people's overall housing outcomes. With only slightly lower retention rates than the national numbers and known learning curves for projects as they have been implemented in communities across the state, OHCS recognizes its PSH data reinforces the effectiveness of the program's service approach.

Housing retention can be increased and the rate of exits to homelessness remains an area for ongoing attention. 23.5% of exits returning to homelessness and 7.8% exiting to institutional settings (though these numbers are not uncommon for high-acuity PSH populations) indicates the need for improved housing exit planning, crisis response, and improved services in some PSH projects. With 50% increase in services funding received in 2025 legislative investments, OHCS expects to see both improved engagement and retention rates for PSH projects.

While programmatic improvements are needed, 100% of PSH projects reported improved health outcomes for PSH tenants. The qualitative reports from individual properties describe successful service delivery, including intensive case management, trauma informed care, peer support and community building, resulting in reductions in emergency service use, fewer lease violations among tenants engaged in services, and improved connections to healthcare and behavioral health. These qualitative narratives reinforce how supportive services directly contribute to housing stability and tenant wellbeing.

Financial data shows the depth of support required by PSH households. With the average 2025 PSH tenant income being \$577 per month and average Oregon market rents between 2021 and 2024 ranging between \$1,000 and \$1,400 per month for 0-bedrooms through 2-bedrooms, it is clear that for many, without the PSH Program, accessing an apartment in the community would be highly unlikely. This further illustrates the reason that PSH units cannot remain viable without sustained long-term rental assistance. The financial data also shows that over 90% of PSH tenants increased or maintained their income after moving into their PSH unit, highlighting the success of the PSH service providers in effectively connecting tenants to benefits and/or employment.

PSH partners continue to face challenges in developing and operating PSH across Oregon. Over the past five years, PSH partners have identified many challenges in continuing to develop and operate PSH including:

- Workforce shortages in property management and services
- Rising tenant acuity and security needs
- Escalating operating and insurance costs
- Limited behavioral health and medical resources, especially in rural regions
- Inconsistent or delayed Coordinated Entry referrals

These issues mirror statewide systemic challenges in healthcare, behavioral health, and rural service delivery, underscoring the need for cross-sector coordination beyond the housing system. OHCS continues to consider how to best support PSH partners in addressing these challenges. Overall operating funds, including income from rents, are insufficient in PSH and general affordable rental housing to sustain all increases in operating costs. By identifying strategies to incorporate financing or resources to reduce project costs or increase rent revenue, the state can create sustainable pathways to address escalating operating costs, including rising insurance rates, which have an acute impact for PSH projects. OHCS will also continue to operate and seek funding for the [PSH Risk Mitigation Pool](#), which allows PSH properties to seek reimbursement for unexpected operating expenses such as high-cost damages to units and the property. The PSH Risk

Mitigation Pool is an effective tool for OHCS to support PSH partners in their ongoing operational challenges.

To address the challenge of limited behavioral health and medical resources, OHCS is partnering with the Oregon Health Authority (OHA) to identify increased financial and partnership resources for better leveraging behavioral and physical health resources with PSH. [Governor Kotek's Executive Order 26-01](#), section 2b, charges OHCS and OHA with creating “intensive PSH”, the highest-support tier in the tiered PSH framework. OHCS is hopeful this work will meaningfully improve the availability of behavioral health resources for PSH and increase supportive housing opportunities for households with high levels of behavioral health challenges. Scaling “intensive PSH” will also help address tenant acuity within current PSH by increasing opportunities for people to be matched with housing that truly meets their needs.

Coordinated Entry continues to be a challenge for PSH across the state. While OHCS identifies Coordinated Entry as the most equitable approach in making sure PSH units are serving chronically homeless households in Oregon, the state recognizes that each CoC/Coordinated Entry system is different, with different challenges and processes. To ensure PSH units continue serving the households they are intended to serve, while supporting regional nuances and needs, OHCS will continue requiring Coordinated Entry referrals, but will review requests for alternative referral approaches that better serve chronically homeless households in communities across the state.

Conclusion

The 2020–2025 OHCS PSH Program outcomes reflect a growing PSH system in Oregon that is:

- Producing and preserving significant PSH capacity
- Demonstrating strong tenant retention and improved health outcomes
- Advancing equity by serving BIPOC households at higher-than-baseline rates
- Strengthening statewide capacity through the Supportive Housing Institute

At the same time, persistent challenges in staffing, operating costs, behavioral health access, and system alignment indicate areas where additional investment, partnership, and policy attention will be necessary to sustain and expand these outcomes.

If you would like this publication in a different language, please email language.access@hcs.oregon.gov.

Appendices

Appendix A

Analysis for this project was conducted internally using R software. The data was sourced from ProLink, an internal data system to track affordable rental housing, and the Homeless Management Information System (HMIS), a federally mandated data system to track homelessness assistance programs. All data is through 12/31/2025. The data from Prolink was pulled in March 2026. The data from HMIS was pulled between April and June 2026.

Of the projects open 13 months or longer, what percentage of households had a length of stay (LOS) for at least 12 months by race/ethnicity?

Table 14: Percentage of households that had a length of stay (LOS) of at least 12 months by race/ethnicity in properties that have been open for more than a year

Race/Ethnicity	Count whose LOS > 12 months	Percentage of whose LOS > 12 months
American Indian, Alaska Native, or Indian	24	5.7%
Asian or Asian American	3	0.7%
Black, African American, or African	95	22.7%
Hispanic/Latina/o/x	13	3.1%
Middle Eastern or North African	1	0.2%
Multiracial/ethnic	52	12.4%
Native Hawaiian or Pacific Islander	4	1%
Unknown	8	1.9%
White	219	52.3%

Of the projects open 13 months or longer, what is the average LOS for OHCS PSH Program households?

Table 15: Average LOS for OHCS PSH Program households in properties that have been open for more than year

Household Race/Ethnicity	Distinct Clients	Average days of stay
BIPOC	262	651.1
Unknown	14	598.2

Household Race/Ethnicity	Distinct Clients	Average days of stay
White	331	573.5
All groups	833	608.6

Current residents age 55+ by race and ethnicity

Table 16: Current residents age 55+ by race/ethnicity

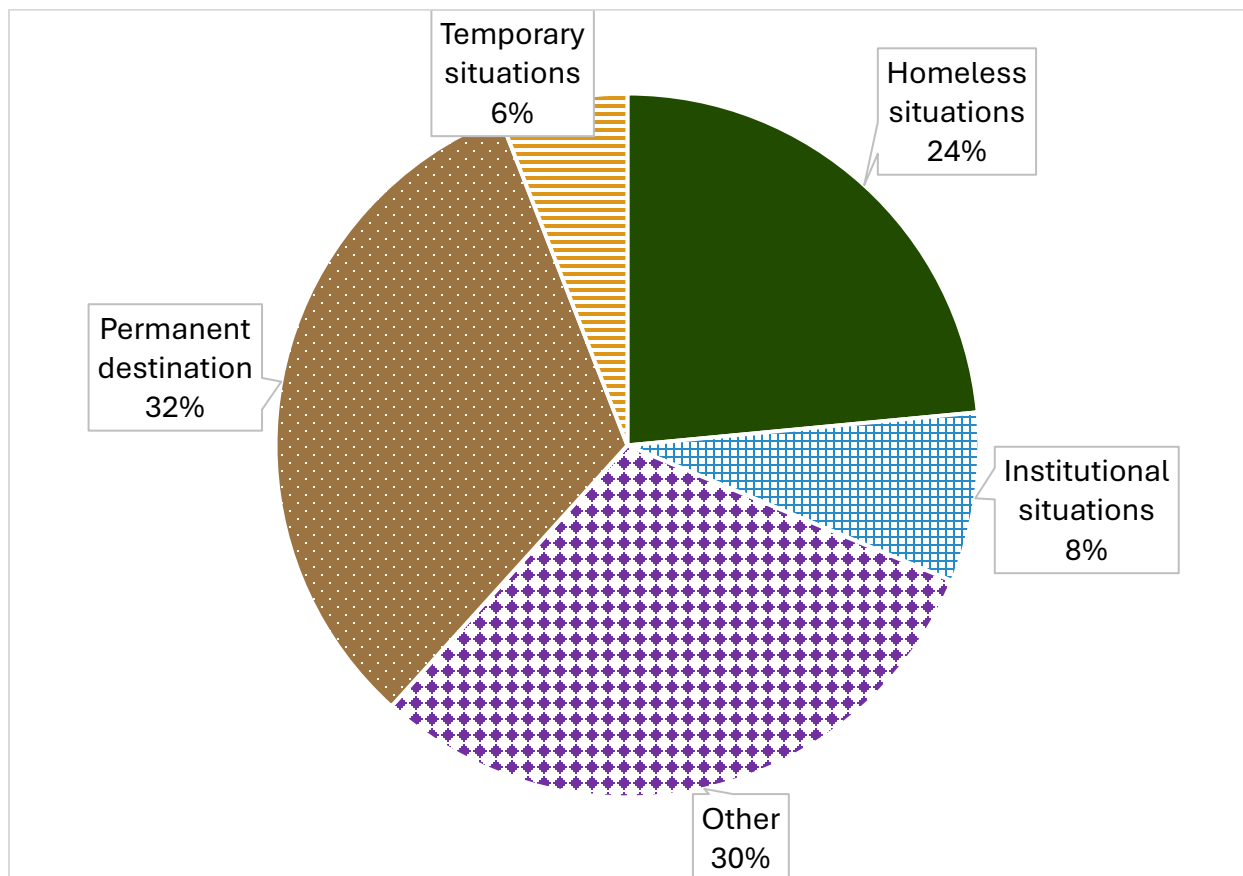
Race/Ethnicity	Client count
American Indian, Alaska Native, or Indigenous	14
Black, African American, or African	37
Hispanic/Latina/o/x	4
Multiracial/ethnic	15
Native Hawaiian or Pacific Islander	2
Unknown	1
White	137
Total	210

Of heads of household served how many had a successful outcome (stayed in their housing or exited to permanent housing) by racial category?

Table 17: Number of heads of households with successful outcomes (stayed in their housing or exited to permanent housing) by race/ethnicity

Race/Ethnicity	Percentage successful	Percentage unusual exits
American Indian, Alaska Native, or Indian	6.6	10.7
Asian or Asian American	0.6	0
Black, African American, or African	17.6	19
Hispanic/Latina/o/x	3.2	1.2
Middle Eastern or North African	0.2	0
Multiracial/ethnic	12.5	10.7
Native Hawaiian or Pacific Islander	1.1	0
Unknown	1.1	4.8
White	57	53.6

Figure 4: Exit Destination Distribution (2021-2025)



Appendix B

In 2025, the PSH Program began collecting Tenant Feedback Surveys during annual program monitoring of PSH projects. Below are the responses collected.

1. I feel physically safe in my housing.

Table 18: Responses to “I feel physically safe in my housing.”

Rating	Total responses
Strongly Agree	7
Agree	5
Somewhat Agree	2
Somewhat Disagree	2
Disagree	2
Strongly Disagree	2

2. I know my rights as a tenant at the property.

Table 19: Responses to "I know my rights as a tenant at the property."

Rating	Total responses
Strongly Agree	6
Agree	7
Somewhat Agree	3
Somewhat Disagree	1
Disagree	0
Strongly Disagree	3

3. Services/staff have supported me in reaching my goals.

Table 20: Responses to "Services/staff have supported me in reaching my goals."

Rating	Total responses
Strongly Agree	4
Agree	5
Somewhat Agree	5
Somewhat Disagree	0
Disagree	0
Strongly Disagree	4

4. The property has enough staff to help me meet my needs.

Table 21: Responses to "The property has enough staff to help me meet my needs."

Rating	Total responses
Strongly Agree	3
Agree	7
Somewhat Agree	4
Somewhat Disagree	0
Disagree	4
Strongly Disagree	0

5. I am happy with how often staff interact with me.

Table 22: Responses to "I am happy with how often staff interact with me."

Rating	Total responses
Strongly Agree	3
Agree	7
Somewhat Agree	5
Somewhat Disagree	0
Disagree	3
Strongly Disagree	1

6. I feel there are an adequate number of groups/activities at the property.

Table 23: Responses to "I feel there are an adequate number of groups/activities at the property."

Rating	Total responses
Strongly Agree	2
Agree	11
Somewhat Agree	2
Somewhat Disagree	1
Disagree	2
Strongly Disagree	1

7. Do you participate in groups or activities offered?

Table 24: Responses to "Do you participate in groups or activities offered?"

Answer	Total responses
Yes	11
No	1
Sometimes	7
Never	0

8. Would you like to see more outings or activities offered?

Table 25: Responses to "Would you like to see more outings or activities offered?"

Answer	Total responses
Yes	12
No	2
Maybe	5

9. Do you feel the property offers all the services you need?

Table 26: Responses to "Do you feel the property offers all the services you need?"

Answer	Total responses
Yes	6
No	5
Maybe	7

10. How satisfied are you with services provided?

Table 27: Responses to "How satisfied are you with services provided?"

Rating	Total responses
Extremely satisfied	3
Very satisfied	5
Somewhat satisfied	5
Dissatisfied	3
Very dissatisfied	1

11. How satisfied are you with living in your unit?

Table 28: Response to "How satisfied are you with living in your unit?"

Rating	Total responses
Level 10 – Extremely satisfied	5
Level 9	1
Level 8	2
Level 7	4
Level 6	1
Level 5	1
Level 4	3
Level 3	0
Level 2	2
Level 1 – Extremely dissatisfied	1
Average rating	6.55