

Housing Stability Council

MEETING MATERIALS PACKET



Lazy Days Mobile Home Park
McKenzie River Community of Blue River

April 4, 2025
9-11:15 a.m.
Oregon Housing & Community Services
Webinar

Council Members:
 Claire Hall, Chair
 Sami Jo Difuntorum
 Mary Ferrell
 Maggie Harris
 Mary Li
 Erin Meechan
 Javier Mena
 Kristy Willard
 Sharon Nickleberry Rogers

AGENDA
 April 4, 2025, 9-11:15 a.m.
 Oregon Housing and Community Services
 725 Summer St. NE, Salem, OR 97301



Webinar Meeting Only
[Register](#) in advance for this webinar.
 *Please note the [public hearing process](#).

TIME	TOPIC	SWHP Priority	ACTION
9:00	Meeting Called to Order		Call Roll
9:05	Review & Follow-up Action Items		Briefing
9:15	Report of the Chair		Briefing
9:30	Report of the Director		Briefing
9:45	<p>Affordable Rental Housing Division (pg. 04) Natasha Detweiler-Daby, Director of Affordable Rental Housing Division</p> <ul style="list-style-type: none"> • Public Hearing Comments in accordance with ORS 456.561 • Transactions: Tai Dunson-Strane, Assistant Director Production; Roberto Franco, Deputy Director Development <ul style="list-style-type: none"> o Mariposa o Elm Park • ORCA Recommendations: Amy Cole, Assistant Director Development Resources; Roberto Franco, Deputy Director Development <ul style="list-style-type: none"> o Albany Veterans • River Road informational Update: Natasha Detweiler-Daby, Director • Monthly ORCA Update: Natasha Detweiler-Daby, Director 		Decision
10:45	<p>Housing Stabilization Division (pg. 33) Liz Weber, Interim Director of Housing Stabilization Division</p> <ul style="list-style-type: none"> • Weatherization Subgrantee Vacancy in Hood River, Sherman, and Wasco Cos: Steve Divan, Weatherization Unit Manager • 2025 US Department of Energy Weatherization State Plan: Danielle Safford, Weatherization Program Coordinator 		Briefing
11:15	Meeting Adjourned		

The Housing Stability Council will provide [public hearing](#) time in accordance with ORS 456.561. Council's review of loan, grant or other funding award proposals under this section shall be held at a public hearing of the council. A public hearing is a formal proceeding held in order to receive testimony from all interested parties, including the general public, on a proposed issue or action. A public hearing is open to the public but is regarding a specific proposal/project. All times listed on this agenda are approximate and subject to change. Agenda items may also be taken out of order and addressed at different times than listed. The agenda may be amended by the Council at the time of the meeting.

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The Housing Stability Council helps to lead OHCS to meet the housing and services needs of low- and moderate-income Oregonians. The Housing Stability Council works to establish and support OHCS' strategic direction, foster constructive partnerships across the state, set policy and issue funding decisions, and overall lend their unique expertise to the policy and program development of the agency.

The 2019-2023 Statewide Housing Plan outlines six policy priorities that focuses OHCS' investments to ensure all Oregonians have the opportunity to pursue prosperity and live from poverty.

Statewide Housing Plan Policy Priorities



Equity & Racial Justice



Homelessness



Permanent Supportive Housing



Affordable Rental Housing



Homeownership



Rural Communities

For more information about the Housing Stability Council or the Statewide Housing Plan, please visit Oregon Housing and Community Services online at

<https://www.oregon.gov/ohcs/OSHC/Pages/index.aspx>

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OREGON HOUSING *and*
COMMUNITY SERVICES

725 SUMMER STREET NE, SUITE B | SALEM, OR 97301
503-986-2000 | www.oregon.gov/OHCS

DATE: April 4, 2025

TO: Housing Stability Council Members;
Andrea Bell, Executive Director

FROM: Tai Dunson-Strane, Assistant Director, Transactions
Hattie Iott, Housing Production Manager
Roberto Franco, Assistant Director, Development Resources
Natasha Detweiler-Daby, Director, Affordable Rental Housing

SUBJECT: Approval for Resolution #2025-04-04

Motion: Approve the Resolution #2025-04-04 recommendations for the following projects:

Bond Recommended Motion: Move approval of Pass-Through Revenue Bond Financing in an amount up to and not to exceed \$ 38,500,000 to Rand Road Limited Partnership for the new construction of Mariposa Village, subject to the borrower meeting OHCS, Hudson Housing Capital and Citibank underwriting, closing criteria, and documentation satisfactory to legal counsel and Treasurer approval for the bond sale.

ORCA Funding Motion: Approve the updated funding reservation recommendation for Elm Park Apartments in Florence, up to \$11,830,000 in LIFT resources and a OAHTC permanent loan in an amount up to and not to exceed \$1,650,000.

At the upcoming Housing Stability Council meeting, we will be presenting two (2) transactions -4% LIHTC/Conduit Bond and LIFT/OAHTC for Council approval. One of the projects, Elm Park Apartments, is an updated financial restructure coming out of the full ORCA Financial Eligibility determination.

The projects included in the Resolution following this memo were approved by the OHCS Finance Committee or is scheduled for an approval by the Finance Committee. In this memo we are providing you with a high-level summary of the recommended projects. More detailed information regarding the projects and the additional funding recommendation can be found in the individual project summaries.



4% LIHTC Applications

The 4% LIHTC program has focused primarily on helping OHCS meet its unit production goals; often in partnership with policy aligned gap funds from OHCS or other public funding partners. All applications that are submitted and conform to OHCS’s underwriting guidelines and the baseline policy standards established across programs are brought to OHCS’s Finance Committee for review and approval, in addition to transactional authority given through Housing Stability Council resolution.

All applications are subject to underwriting and programmatic requirements and goals established under the Qualified Allocation Plan, General Policy and Guideline Manual (GPGM) and MWESB/SDVBE Compliance Manual are eligible to be considered for funding. All applications proposed a percentage goal of MWESB contractors and subcontractors above the minimum standards set forth in the OHCS MWESB Compliance Policy, and all have an Affirmatively Furthering Fair Housing Marketing Plan including a Tenant Selection Plan that will market to those least likely to apply. All projects sponsored have signed our Diversity, Equity, and Inclusion (DEI) Agreement.

ORCA Application

The Oregon Centralized Application (ORCA) funding reservation recommendation for approval is based on projects that have met the HSC approved ORCA standards. The project being recommended today has met all standards for the Impact Assessment step and it has been reviewed against the Financial Eligibility standards. Once the HSC approves the updated funding allocation, the project will move to the third and final step, Commitment, and from there move to financial closing and project construction.

Funding Recommendations

We are recommending funding reservation for two (2) projects. These projects will create **162** units of new affordable housing communities across the state. The recommendations are for awards totaling over \$51 million.

Project Name	County	Total Units	Sponsor	Underwriting Stage
Mariposa Village	Hood River	130	Columbia Cascade Housing Corporation & Community Development Partners	Schedule for Approval by FC 4/8/2025
Elm Park Apartments	Lane	32	Our Coastal Villages, Inc.	Financial Eligibility
	Total	162		

See following resolution and project summaries.



STATE OF OREGON
OREGON HOUSING AND COMMUNITY SERVICES
HOUSING STABILITY COUNCIL

RESOLUTION NO. 2025 – 04-04
ADOPTED: APRIL 4TH, 2025

A RESOLUTION OF THE HOUSING STABILITY COUNCIL APPROVING PASS-THROUGH REVENUE BONDS AND HOUSING PROGRAM FUNDING TO FINANCE THE PROJECTS DESCRIBED HEREIN, SUBJECT TO THE BORROWERS AND PROJECTS MEETING CERTAIN PROGRAM REQUIREMENTS, CLOSING AND OTHER CONDITIONS AS DESCRIBED HEREIN; AND AUTHORIZING AND DETERMINING OTHER MATTERS WITH RESPECT THERETO.

WHEREAS, the State of Oregon (the “**State**”), acting by and through the State Treasurer (the “**Treasurer**”) and the Oregon Housing and Community Service Department (the “**Department**”) and collectively with the State and the Treasurer, the “**Issuer**”), is authorized, subject to Housing Stability Council (the “**Council**” or “**HSC**”) review and approval, pursuant to Oregon Revised Statutes (“**ORS**”) Chapter 286A and ORS Sections 456.515 to 456.725, inclusive, as amended (collectively, the “**Act**”) and Oregon Administrative Rules (“**OAR**”) Chapter 813, Division 35 pertaining to the Department’s Pass-Through Revenue Bond Financing Program (the “**Conduit Bond Program**”), to issue revenue bonds, notes and other obligations (collectively, “**Bonds**”) and to loan the proceeds thereof to borrowers (“**Borrowers**”) in order to finance certain costs associated with the acquisition, rehabilitation, development, construction, improvement, furnishing and/or equipping of multifamily housing;

WHEREAS, through the federal 4% Low-Income Housing Tax Credit Program (“**LIHTC Program**”), the Department allocates tax credits (the “**Credits**”) in accordance with the Act and OAR Chapter 813, Division 90 pertaining to the Department’s LIHTC Program;

WHEREAS, through the Department’s various financing programs as authorized by the Act and ORS Chapter 458 (collectively, “**Housing Programs**”), the Department, subject to the Council’s review and approval, provides loans, grants and other financing pursuant to the Act, ORS Chapter 458, applicable OARs and in conformance with Department policies (the “**Housing Program Funding**”). The Conduit Bond Program, the LIHTC Program and the Housing Programs are collectively referred to herein as the “**Programs**”; and

WHEREAS, the Department’s Finance Committee (the “**Committee**” or “**FC**”) has (i) approved the allocation of Credits, (ii) recommended to the Council the issuance of Bonds, and (iii) approved or recommended providing the Housing Program Funding to finance each of the affordable multifamily rental projects as listed on **Exhibit A** attached hereto (each an “**FC-Approved Project**” and collectively, the “**FC-Approved Projects**”); and

WHEREAS, Council desires to accept the recommendations of the Committee by (i) approving the Bonds and directing the Department to request that the State Treasurer issue the Bonds and (ii) further ratifying and/or approving providing the Housing Program Funding to finance each of the FC-Approved Projects; and

WHEREAS, the further Council desires to (i) approve the Bonds and direct the Department to request that the Treasurer issue the Bonds and (ii) further ratify and/or approve providing the Housing Program Funding to finance each of the affordable multifamily rental projects as listed on **Exhibit B** attached hereto (each a “**Proposed Project**” and collectively, the “**Proposed Projects**”), in each case subject final approval of the Projects by the Committee, including the allocation of Credits by the Committee to each of the Projects; and

NOW, THEREFORE, be it resolved by the Council as follows:

SECTION 1. HSC APPROVAL. The Council hereby acknowledges that it has reviewed the information and materials included in **Exhibit A** and **Exhibit B** attached hereto describing the Bonds and the Housing Program Funding, each FC-Approved Project and each Proposed Project (each a “**Project**” and collectively, the “**Projects**”) and the financing of each of the Projects, and hereby approves the issuance of the Bonds for the financing of each of the Projects, as described therein. Subject, in the case of each Project, to the Borrower’s compliance with all legal and other requirements of the Act and the applicable Programs and confirmation by the Department, including final approval by the Committee in the case of each Proposed Project, that the conditions described in Section 2 below have been satisfied, the Council finds that no further meeting or action of the Council is needed for the Department to request and the Treasurer to proceed with the issuance of the Bonds and for the Department to proceed with the financing of the Project.

SECTION 2. CONDITIONS TO ISSUANCE, SALE AND DELIVERY OF BONDS. The Council hereby approves the issuance, sale and delivery of the Bonds for each of the Projects. For each Project, such approval is subject to any remaining final approval(s) that may be required by the Committee (including the allocation of Credits to and final approval of each Proposed Project by the Committee) and/or the Department’s Executive Director (or her designee), and further subject to the Borrower meeting all requirements of the applicable Programs and satisfying all closing and funding conditions, including:

- (A) completion by the Department of all necessary due diligence related to the Project and the financing, consistent with applicable Program requirements, Department policies and practices;
- (B) the absence of any material change to the Project or the financing following the adoption of this Resolution;
- (C) confirmation that all legal and other requirements of the Act and the Conduit Bond Program for the issuance, sale and delivery of the Bonds have been satisfied, as determined by the Department, the Oregon Department of Justice and Bond Counsel; and
- (D) confirmation that all legal and other requirements of the Act and the Programs have been satisfied, as determined by the Department and the Oregon Department of Justice.

SECTION 3. COUNCIL REVIEW, APPROVAL AND PUBLIC MEETING. The Council hereby acknowledges that it has reviewed the information and materials included in **Exhibit A** and in **Exhibit B** attached hereto describing the Projects and the financing of each of the Projects, including the Bonds, and conducted such additional review and made such additional inquiry, if any, as it determined to be necessary or appropriate, in compliance with the Council’s obligations

under ORS 456.561(3) and other relevant authority, to review, and to approve or disapprove the financing of the Projects. The Council hereby further acknowledges that the adoption of this Resolution and the HSC approval set forth herein has been made at a public meeting of the Council as required by ORS 456.561(4) and other relevant authority, and that such meeting has been conducted in accordance with applicable law, including any required advance public notice of such meeting. Further, the Council acknowledges that in connection with the adoption of this Resolution and the HSC approval set forth herein, opportunity has been provided to the public to testify or otherwise provide public comment on the Projects and any other matters directly related thereto.

SECTION 4. EFFECTIVENESS; CONFLICTING RESOLUTIONS. This Resolution shall be effective immediately upon its adoption. Any prior resolutions of or other previous actions by the Council and any parts thereof that are in conflict with the terms of this Resolution shall be, and they hereby are, rescinded, but only to the extent of such conflict.

[Signature follows next page]

CERTIFICATION OF RESOLUTION

The undersigned does hereby certify that I am the duly appointed, qualified and acting [Chair][Vice Chair][Executive Secretary] of the Oregon Housing and Community Services Oregon Housing Stability Council (the “**Council**”); that the foregoing is a true and complete copy of Resolution No. 2025-04-04 as adopted by the Council at a meeting duly called and held in accordance with law on April 4th, 2025; and that the following members of the Council voted in favor of said Resolution:

the following members of the Council voted against said Resolution:

and the following members of the Council abstained from voting on said Resolution:

In witness whereof, the undersigned has hereunto set [his/her] hand as of this ____ day of _____ 20__.

[Chair][Vice Chair][Executive Secretary]

EXHIBIT A

N/A

EXHIBIT B

PROPOSED PROJECT

- 1- Mariposa Village (FC – Meeting Schedule for 4/8/2025)**



**OREGON HOUSING and
COMMUNITY SERVICES**

725 SUMMER STREET NE, SUITE B | SALEM, OR 97301
503-986-2000 | www.oregon.gov/OHCS

Housing Stability Council Project Summary

SUMMARY			
Project Name:	Mariposa Village		
City:	Hood River	County:	Hood River
Sponsors Name:	Columbia Cascade Housing Corporation & Community Development Partners		
Management Agent:	Guardian Management		
Urban/Rural:	Urban	Total Units:	130
		Total Affordable Units:	129
# Rent Assisted Units:	39	Units by Size & Affordability:	6 – Studio at 30% AMI 9 – 1-BR at 30% AMI 12 – 2-BR at 30% AMI 12 – 3-BR at 30% AMI 1 - Studio at 60% AMI 20 - 1-BR at 60% AMI 35 - 2-BR at 60% AMI 34 - BR at 60% AMI
Construction Cost:	\$409,825 per unit	Construction Type:	New Construction
Affordability Terms:	4% LIHTC – 60 years LIFT – 30 years	# of Units with Non-OHCS Requirements:	39 Columbia Cascade Housing Corporation
Funding Request		Funding Use	
LIFT Request:	\$16,050,000	Acquisition:	\$5,000
4% LIHTC:	\$3,577,547	Construction:	\$53,277,200
Conduit Bonds Request:	up to 38,500,000	Development:	\$19,647,002
		Total:	\$72,929,202

PROJECT DETAILS	
Project Description:	Mariposa Village is a new construction project located in Hood River. Upon completion, the 130-unit development will provide 129 affordable units of housing. It was awarded \$16,050,000 in LIFT funding through the 2023-3 LIFT with 4% LIHTC



Mariposa Village – Housing Stability Council

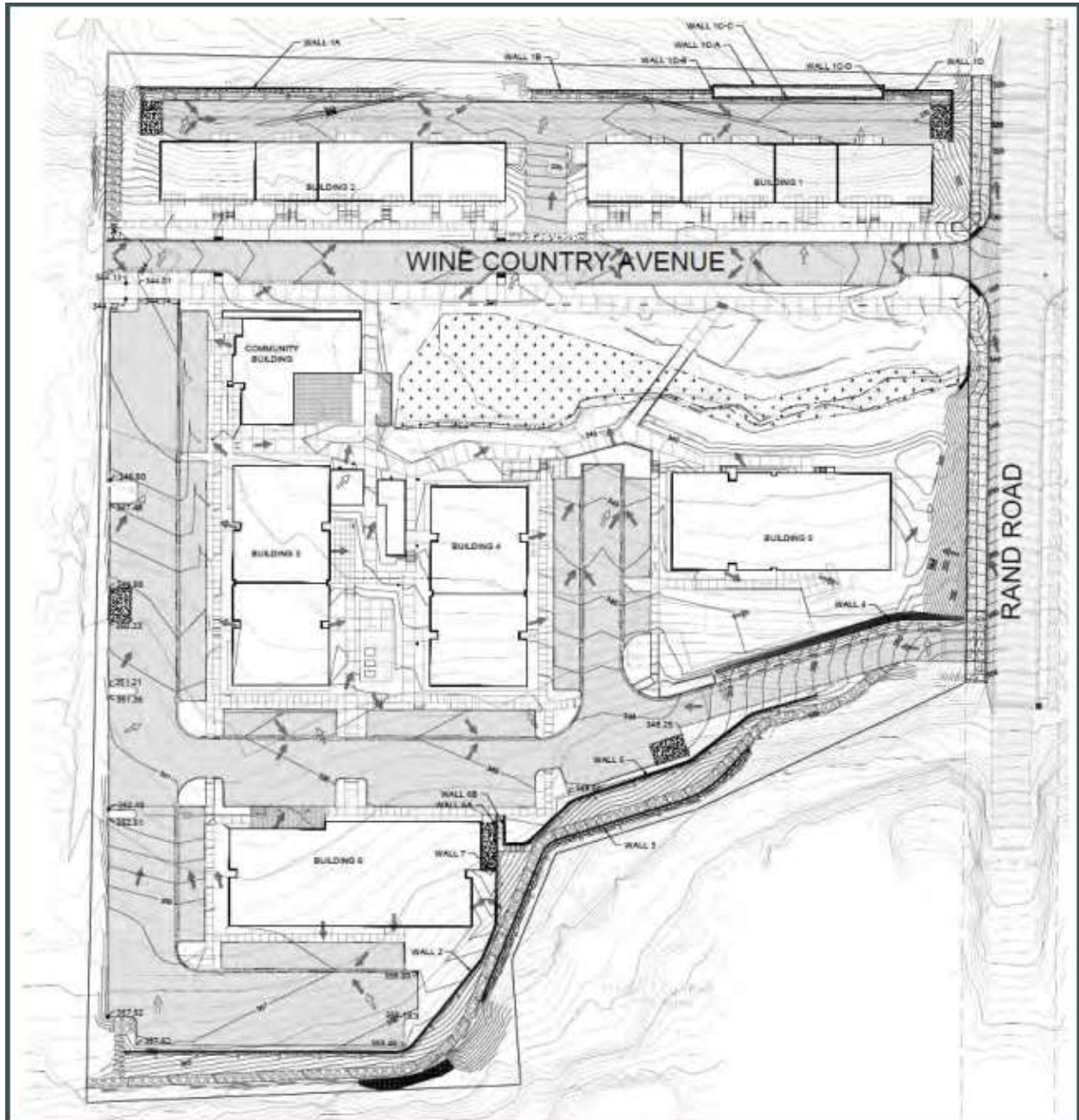
	<p>NOFA. 39 units will be restricted to 30% AMI with Project Based Vouchers provided by the local Housing Authority and Co-Sponsor, Columbia Cascade Housing Corporation. The development will feature a playground, a community kitchen and gathering area, a leasing office, and offices for resident services.</p> <p>Mariposa Village and the 130 of units are a stand-alone project and not subject to a master plan development. Closing is anticipated to be in April 2025.</p>
<p>Partnerships to Serve Communities of Color:</p>	<p>Columbia Cascade Housing Corporation and Community Development Partners began community engagement in 2021 to identify the specific needs of the Communities of Color who live in the Columbia River Gorge. Using Portland State University’s Center for Public Interest Design to conduct an Asset-based Community development assessment, CCHC and CDP interviewed 17 community organizations, including The Next Door, Inc. (TNDI) and TNDI’s Native American Services Division, One Community Health, Aging in the Gorge Alliance, Columbia Area Transit, and Mid-Columbia Head Start to inform their outreach to local CSOs.</p> <p>The development team has signed an MOU with Nch-i Wana Housing, a Hood River Native housing non-profit established to empower all Nch’i Wana Pum (People of the Big River) by providing access to housing, community services, and economic opportunities in the Columbia River Gorge. Nch’i Wana Housing will refer and support residents and families to the building.</p> <p>The development team has signed an MOU with Columbia Cascade Housing Corporation, a non-profit serving the Mid-Columbia Region, to offer education and skills programs at no cost to residents. CCHC offers all programs in both Spanish and English, to address the needs of the communities they serve.</p> <p>The development team has a signed MOU with Oregon Human Development Corporation (OHDC), an Oregon non-profit whose work promotes the economic advancement and self-sufficiency of farmworkers and underserved communities. OHDC will refer existing program participants to Mariposa Village and assist with application process as needed.</p>
<p>Reaching Underserved Communities:</p>	<p>The development team has signed an MOU with EngAGE, Northwest, a non-profit whose focus on creative programming that invites people of all ages to engage with art fosters community building across generations. EngAGE, Northwest will provide art programming at no cost to residents.</p> <p>The development team has a signed MOU with The Next Door, Inc., (TNDI) the largest social service agency in the Gorge. TNDI will assist Owner with crafting tenant plan, outreach, and tenant referrals. TNDI will conduct programs on-site, at no cost to tenants to build skills and community experience.</p>



Mariposa Village – Housing Stability Council

MWESB Target:	The development team and general contractor, Walsh Construction Co. are committed to meet the Metro Region 1 goal of 30% participation.
Alignment with Statewide Housing Plan:	<ul style="list-style-type: none"> • Affordable Rental Housing • Equity and Racial Justice
The LIFT program requires that all project sponsors sign a Diversity, Equity, and Inclusion (DEI) agreement and engage MWESB organizations. OHCS has obtained DEI agreements signed by sponsor and co-sponsor.	
Upon Housing Stability Council approval of the established conduit bond funding limit, ultimate approval will be based on conformance with OHCS underwriting standards and due diligence and is delegated to OHCS Finance Committee and the Acting Executive Director	













Housing Stability Council Project Summary Financial Eligibility

SUMMARY			
Project Name:	Elm Park Apartments		
City:	Florence	County:	Lane
State House District:	9	State Senate District:	5
Sponsor Name:	Our Coastal Village, Inc.		
Urban/Rural:	Urban	Total Units:	32
		Total Affordable Units:	32
# Rent Assisted Units:	0	Units by Size & Affordability:	3 1 BR at 30% AMI 1 1 BR at 40% AMI 2 1 BR at 60% AMI 5 2 BR at 30% AMI 1 2 BR at 40% AMI 2 2 BR at 50% AMI 8 2 BR at 60% AMI 2 3 BR at 30% AMI 2 3 BR at 40% AMI 6 3 BR at 60% AMI
# of Units with OHCS PSH Services Funding:	0		
Cost Per Unit:	\$480,721	Construction Type:	New Construction
Affordability Term:	30	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
Total OHCS Request:	\$11,830,000 LIFT \$1,650,000 – perm loan amount for OAHTCs Previous Approved Request: \$12,235,000 LIFT	Total project cost:	\$15,383,084

This project is currently in the Financial Eligibility step and there may be changes as it progresses through the final ORCA process. We recommend to Housing Stability Council



Elm Park Apartments – Housing Stability Council

the reservation of an up to amount of \$11,830,000 in LIFT resources and OAHTC for a permanent loan amount of \$1,650,000 for this project, with the expectation that the project retains the characteristics submitted in the Financial Eligibility step without substantial changes. This updated recommendation reflects changes in unit income restrictions for the project and the utilization of OAHTC as pass through rent reduction to benefit lower income households. These updates are in alignment to serve low-income Oregonians and to allow eligible households access to the colocation of an Early Care and Education facility. This new funding restructuring lowers the subsidy limits previously approved but keeps the same number of units proposed.

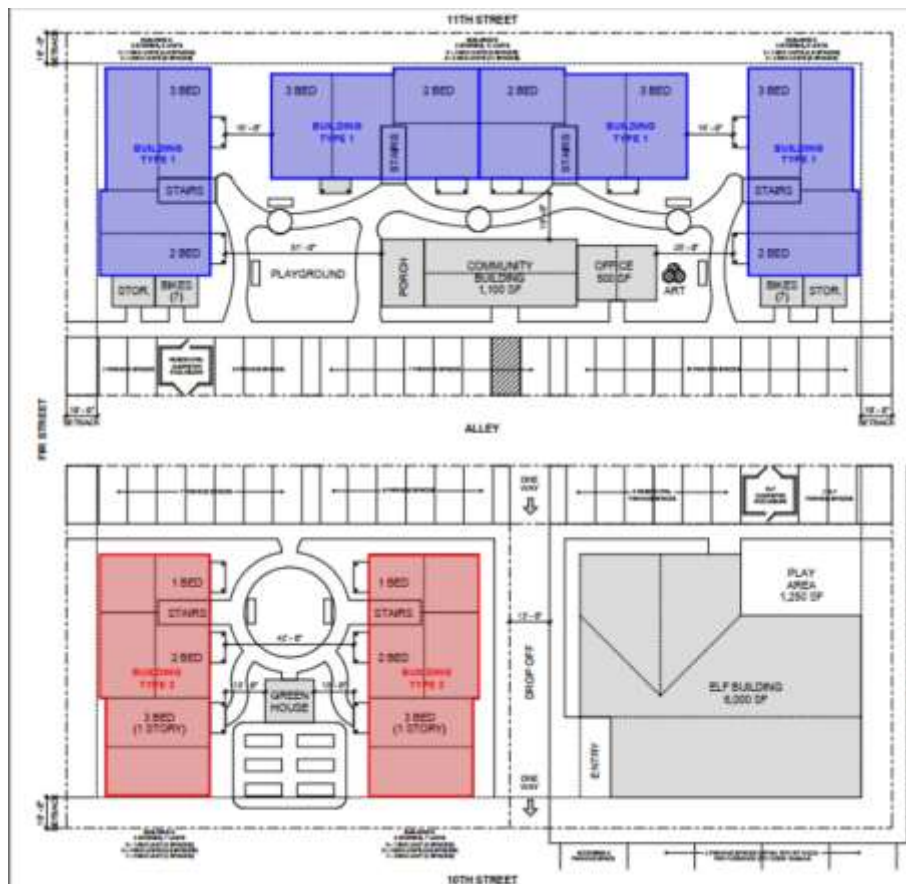
PROJECT DETAILS	
Project Description:	Elm Park Apartments is a new construction project located in Florence. The project will consist of five 3-story buildings with 32 units including six 1-bedroom, 16 2-bedroom, and 10 3-bedroom. The buildings are designed with roofline breaks and variation in the front and rear wall lines. The project will have a small greenhouse and raised garden beds. There will also be a small community center space and a playground. The project site is adjacent to Florence’s Elm Park.
Anticipated closing date:	June 1, 2025
Focus Population(s):	Low- and very low-income families, survivors of domestic violence
ERJ Strategy:	<p>The developer has been accepted as a member of Professional Business Development Group (PBDG), a nonprofit whose mission is to advocate for equity and inclusion in the construction industry and mentor and provide critical resources to minority and disadvantaged business enterprises. The developer has engaged PBDG for individualized assistance in improving efforts to advance racial equity.</p> <p>Elm Park Apartments has engaged with local culturally responsive organizations to provide resident services and to help market the units to underserved populations.</p> <p>Additionally, the management agent, Cascade Management, has a multilingual lease-up team and will be marketing the units in English and Spanish language advertising. Cascade Management requires all staff to undergo fair housing training upon being hired and annually.</p>
Resident Services:	Elm Park Apartments has MOUs with Siuslaw Outreach Services and Florence Food Share to provide services to the tenant population. Siuslaw Outreach Services provides rental assistance, prescription assistance,



Elm Park Apartments – Housing Stability Council

	<p>self-sufficiency education, budgeting education. They also provide domestic violence services. They will also help residents access other services by referral. Florence Food Share’s master gardener will also administer the gardening program at the project.</p> <p>The management agent will conduct regular outreach to tenants to engage in dialogue to receive feedback on services and to plan out additional offerings as need arises.</p>
<p>Location Preferences:</p>	<p>Elm Park Apartments is in the heart of Florence and is walkable distance from most amenities available in the city. The site is near an Early Care and Education facility that will open in 2025 and 3 grocery stores. As well as a range of recreational opportunities.</p> <p>The project is also located in a census tract at risk of displacement for vulnerable populations.</p>
<p>Alignment with Statewide Housing Plan:</p>	<p>Affordable Rental Housing</p> <p>Rural Housing</p>

Elm Park Apartments





DATE: April 4, 2025

TO: Housing Stability Council Members
Andrea Bell, Executive Director

FROM: Amy Cole, Assistant Director, Development Resources
Roberto Franco, Deputy Director, Development
Natasha Detweiler-Daby, Director, Affordable Rental Housing

SUBJECT: April 2025 ORCA Funding Recommendations

Motion: Approve the funding reservation recommendation for Albany Veterans Apartments, up to \$10,540,000 in Veterans’ GHAP.

Summary

At the upcoming Housing Stability Council (HSC) meeting, we will be presenting an Oregon Centralized Application (ORCA) funding reservation recommendation for approval by the Council. The recommendation is based on projects that have met the HSC approved ORCA standards for Impact Assessment, the first step of the three-step ORCA process.

In this memo, we are providing you with a high-level summary of the recommended project. More detailed information regarding the project can be found in the summary following this cover memo.

Applications

In all, there are 128 project applications actively in the Impact Assessment step of the ORCA that are in various stages of completing the step, review, or awaiting resources. The project being recommended today has met all standards for the Impact Assessment step and is being moved forward from the ORCA waitlist to Housing Stability Council for funding recommendation of Veterans’ GHAP funds that are available.

This project will add 38 new units to the state affordable housing stock. Rent restrictions for this development are planned to be at 60% AMI.

Development	Location	Number of units
Albany Veterans Apartments	Albany	38
	Total	38



Albany Veterans Apartments will focus on serving Veterans.

Applications were reviewed for completeness and to ensure they meet all evaluation standards that are part of the Impact Assessment step. These standards include review of the following information:

- Affirmative Fair Housing Marketing Plan (AFHMP)
- Conceptual site plan
- Construction costs
- Development team capacity
- Diversity, Equity, and Inclusion (DEI) Agreement
- Engagement and community needs
- Environmental reports
- Equity and Racial Justice strategy
- Financial proforma for Impact Assessment
- HUD requirements review
- Infrastructure readiness
- Location preferences
- Minority-owned, Woman-owned, and Emerging Small Businesses (MWESB) strategy
- Permanent Supportive Housing (PSH) standards
- Permit strategy
- Prequalification
- Resident services
- Site control
- Zoning in place

Next steps

If the projects are approved for a funding reservation, they will receive a conditional commitment of funds and move to the second step in the ORCA process, Financial Eligibility. Once the requirements of the Financial Eligibility step are met, projects will move to the third and final step, Commitment, and from there move to financial closing and project construction.



Housing Stability Council Project Summary Impact Assessment

SUMMARY			
Project Name:	Albany Veterans Apartments		
City:	Albany	County:	Linn
State House District:	15	State Senate District:	8
Sponsor Name:	Mid-Willamette Family YMCA		
Urban/Rural:	Rural	Total Units:	38
		Total Affordable Units:	38
# Rent Assisted Units:	0	Units by Size & Affordability:	2 studios at 60% AMI 36 1BR at 60% AMI
# of Units with OHCS PSH Services Funding:	0		
Cost Per Unit:	\$401,053	Construction Type:	New Construction
Affordability Term:	30 years	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
Total OHCS Request:	\$10,540,000	Total project cost:	\$15,240,000

This project is currently in the Impact Assessment step and there may be changes as it progresses through the ORCA process. We recommend to Housing Stability Council the reservation of an up to amount of \$10,540,000 in Veteran GHAP resources for this project, with the expectation that the project retains the characteristics submitted in the Impact Assessment without substantial changes.

PROJECT DETAILS	
Project Description:	<p>Albany Veterans Apartments is a proposed new construction project located in Albany. All units will include air conditioning, full-size appliances, washers and dryers, as well as patios and decks. The project will be supported by a comprehensive community space and outdoor plaza and will be solar and electric vehicle charging ready.</p> <p>The project has been designed with a veteran-specific trauma-informed lens, including noise reduction strategies, supports for companion animals, and accessible and adaptable living spaces.</p>
Anticipated closing date:	6/1/2025
Focus Population(s):	Low-income veterans
ERJ Strategy:	<p>Mid-Willamette Family YMCA (MWFY) is committed to advancing racial equity both within its own organization and externally within the community. They are commitment to becoming an anti-racist, multicultural organization through internal DEI policies, ERJ training for all staff, and working collaboratively with local partners to remove barriers that prevent marginalized communities from thriving.</p> <p>MWFY will connect tenants with culturally specific support services, offering access to housing stability programs, employment assistance, and mental health resources that are responsive to the needs of marginalized communities. Veterans Legacy Camp Alma offers Indigenous healing practices and culturally sensitive trauma recovery for Veterans experiencing PTSD and substance abuse, providing a unique resource for Indigenous tenants within the community.</p>
Resident Services:	<p>A .5 FTE dedicated staff person will provide consistent support to residents, supplemented by additional services through partnerships with trusted Veterans organizations in the community.</p> <p>Resident services will include peer support facilitated through an evidence-based therapeutic method such as Solution-Focused Therapy, Cognitive Behavioral Therapy (CBT), Motivational Interviewing, and grounding techniques. The Peer Resident Services Coordinator will</p>



Albany Veterans Apartments – Housing Stability Council

	<p>coordinate with Narcotics Anonymous and Alcoholics Anonymous to provide residents with access to both on-site meetings and connections to off-site meetings when necessary.</p> <p>ODVA Women Veterans Coordinator will offer specialized support and advocacy to women who are Veterans ensuring a safe and inclusive environment that meets the distinct needs of women Veterans.</p> <p>To further promote stability and independence, comprehensive employment navigation services will be offered via referrals to Linn County Veterans Services and the local Worksource. These services include job-readiness assessments, resume building, mock interviews, job search support, education exploration, and job/career mapping.</p>
<p>Location Preferences:</p>	<p>The project site is located directly across the street from Timber Linn Memorial Park with a major bus stop located .3 miles from the project site.</p> <p>Additionally, the project meets threshold criteria requirements of the OHCS Anti-displacement Inex.</p>
<p>Alignment with Statewide Housing Plan:</p>	<p>Affordable Rental Housing</p>

Albany Veterans Apartments



DATE: April 4, 2025

TO: Housing Stability Council
Andrea Bell, Executive Director

FROM: Amy Cole, Assistant Director of Development Resources
Roberto Franco, Deputy Director of Development
Natasha Detweiler-Daby, Director of Affordable Rental Housing

SUBJECT: Equity and Racial Justice & River Road Apartments Follow-up

On March 7, 2025, Councilmember Li requested more details on how equity and racial justice are being actively achieved, rather than just progressing forward, and how this was assessed, particularly in the Eugene project.

Below is a discussion of our process and assessment methods for equity and racial justice, with additional details on the River Road Apartments project in Eugene.

Equity and racial justice (ERJ) standard in the ORCA

OHCS has adopted an ERJ standard as part of the Impact Assessment application in the ORCA. This standard creates a baseline that all projects must meet toward achieving racial equity in the projects OHCS funds, and it provides a flexible way for projects to work toward additional goals that apply to their projects and regional contexts. The ERJ-section of the application includes quantitative and qualitative questions to allow for flexibility and equitable application in different situations. This section is distinct from, but complementary to, the DEI Agreement and the Affirmative Fair Housing Marketing Plan.

Applicants must describe how they will implement four required strategies relating to tenant demographic data collection, translation, property management language proficiency, and existing racial equity efforts. Applicants must also choose to implement two additional strategies that can relate to project ownership, providing opportunity for Black, Indigenous, and People of Color-owned businesses, resident services, tenant populations, and tenant outcomes.

When OHCS receives an Impact Assessment application, staff review the application to determine whether it meets all ORCA standards (including the ERJ standard). This typically involves reviewing and assessing applicant narratives to understand if they are complying with the standard. If there are any issues on the application, or if the application does not

meet standards, OHCS provides the applicant with 10 days to cure the issue. If the issue cannot be cured within 10 days, the applicant must resubmit their Impact Assessment application and they lose their 'place in line'.

Long-term compliance monitoring happens on a project-by-project basis after lease-up. OHCS is currently working on a project to evaluate the outcomes of our racial equity policies.

River Road Apartments ERJ Strategy

The River Road Apartments project is sponsored by Cascade Housing Association, with St. Vincent de Paul providing resident services and Cambridge Real Estate Services managing the property.

Language access is addressed through Cambridge's Limited English Proficiency Plan, which includes providing qualified interpreters (both bilingual staff and contract providers) and translation of documents.

Culturally responsive services are provided by St. Vincent de Paul, who partners with Restored Connections Peer Center and Catholic Community Services of Lane County to eliminate barriers to housing. Restored Connections is a peer-run substance use recovery organization. Catholic Community Services provides, among other services, food pantries, clothing closets, energy assistance, rent assistance, refugee and immigrant services, family support, and cold weather programs. On-site services at River Road will focus on representation, offering residents opportunities for volunteerism and leadership in the community. Property management will emphasize inclusivity by being responsive to the cultural diversity of River Road residents and honoring the heritage and history of families living there.

Existing racial equity efforts at Cascade Housing Association, focus primarily on external initiatives where they can make the biggest impact. As a small organization serving many people, Cascade has committed to developing a DEI vision aligned with organizational goals, ensuring sourcing and recruitment are done through a DEI lens, creating measurements to guide DEI decisions, and integrating DEI principles into marketing and customer service.



DATE: April 04, 2025

TO: Housing Stability Council
Andrea Bell, Executive Director

FROM: Natasha Detweiler-Daby, Director of Affordable Rental Housing

SUBJECT: Oregon Centralized Application (ORCA) April 2025 Update

ORCA represents a fundamental update to the way of doing business for state investments in affordable rental housing. When the Affordable Rental Housing division stood up ORCA, we committed to ongoing evaluation of implementation and willingness to refine and update where needed. This document has been created to expand and provide information about the data that we have available on our website, to increase understanding and share insights about our observations as we continue to lean into our commitments to evaluate and adjust.

ORCA pipeline as of 3-21-2025:

	Intake	Impact Assessment	HSC Waitlist	Financial Eligibility	Commitment	Total
# Projects	36	108	20	16	8	188
# Units	2,696	7,422	1,442	791	598	12,949
\$ Requested	\$357,080,828	\$1,439,124,033	\$287,154,713	\$275,481,321	\$182,379,429	\$2,541,220,324

Additional information can be found online for **available resources & waitlist** ([link](#)) and all **pipeline data** ([link](#)).

Key takeaways:

- **ORCA prioritizes projects according to policies informed by partner input.** ORCA aims to be a non-competitive process that is fair to developers of varying sizes and capacities. We continue to receive feedback from partners, however, that more emphasis should be placed on “readiness to proceed”. We plan to evaluate this feedback and determine if our current process properly balances equity and speed or if additional measures should be added to future ORCA updates in the next biennium.
- **ORCA is flexible to accommodate housing development realities.** ORCA includes flexibility for project-specific timelines based on complexity. The adopted

standard allows projects six-months to complete financial eligibility review to reach commitment. At the same time, projects are empowered and encouraged to move faster and, if projects face external delays, staff can accommodate reasonable timeline adjustments. This approach strives to balance speed with developer-identified need to have early up-front certainty on resources well before reaching commitment and funding close; understanding that well-resourced organizations may be further advantaged by having better ability to finance the expense of the up-front diligence of development.

- **OHCS will look to spend down all resources by the end of the biennium.** Some resources remain unspent as OHCS established methods to ensure equitable distribution of funds. We are evaluating strategies to balance equitable resource distribution with a timely utilization of all available resources to create housing as quickly and equitably as possible, and plan to discuss this with Housing Stability Council at the April meeting.
- **OHCS continues to improve transparency of the process.** We are now providing a monthly written report to HSC about the ORCA pipeline (this document). This is in addition to pipeline data published on our website.

Pipeline summary:

Step: Intake

There are 16 projects in a 'pre-pipeline' status which means they are early concepts and not yet ready to move to Impact Assessment.

There are six projects who recently submitted Intakes that will likely move to Impact Assessment soon.

Finally, there are 14 remaining projects in the Intake step that are currently on hold due to the two projects per sponsor limit. These projects will move forward once the sponsor's other projects are move into the next ORCA step or are withdrawn. OHCS adopted policy restricts sponsors to not having more than 2 projects in any one step of the ORCA. Those three steps are: Impact Assessment (and HSC waitlist); Financial Eligibility; and Commitment.

Step: Impact Assessment

There are 80 projects that are actively working on their Impact Assessment applications. That means that their Procorem work centers with application materials are open, and sponsors are gathering the appropriate information to submit to OHCS.

There are 28 projects that have submitted their Impact Assessment application and are being actively reviewed by OHCS.

4% LIHTC: OHCS opened 4% / Private Activity Bonds (PABs) on 3/3/2025. There are 11 projects that have submitted their Impact Assessment application for 4%/PABs and these are being actively reviewed by OHCS. Of these, 10 have documented that they can reach financial close in 2025 and one can reach financial close in 2026. These projects have requested \$222M in LIFT and \$331M in PABs, which exceeds OHCS’s available resources. OHCS is quickly working to review these applications and will move them to the HSC queue as soon as possible, with funding recommendations for those we have sufficient resources for. We expect to bring these projects to the May HSC meeting.

When a project submits their Impact Assessment application, OHCS records the date and time of submission and then starts its review. OHCS aims to review applications against standards within 30 days. If there are any issues on the application, or if the application does not meet standards, OHCS provides the sponsor with 10 days to cure the issue. If the issue cannot be cured within 10 days, the sponsor must resubmit their Impact Assessment application and they lose their ‘place in line’.

Step: Resource Waitlist

OHCS is bringing one project off the resource waitlist to the April HSC meeting: Albany Veterans Apartments. OHCS resources are available for this project immediately, using Vets GHAP General Development from the Western Region set-aside and from the CSO/Rural set-aside.

OHCS operates the resource waitlist as a managed queue. There are a variety of different resources with different eligibility requirements. Some resources are fully spent (such as Gap Only General Development for the Western Region set-aside) while other resources have significant funds available (PSH General Development for PSH Institute Cohort Projects).

	2025 Allocated Use Set-Asides	Remaining Available	General Development Set-asides				Other Dedicated Resources					
			Western	Metro	Eastern	Culturally Specific Organization & Rural	Preservation	PSH for PSH Institute Cohort Projects	LIFT General Development	HOME General Development (9% LIHTC projects not eligible)	GHAP & HDGP	
Gap Only General Development	\$ 20,000,000	\$ 7,765,000	\$ 670,000	\$ 5,160,000	\$ 1,935,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LIFT 4% Gap Funding	\$ 106,876,155	\$ 106,876,155	\$ 36,000,000	\$ 32,000,000	\$ 12,000,000	\$ 20,000,000	\$ 6,876,155	\$ -	\$ -	\$ -	\$ -	\$ -
Dedicated 9% Gap Funding	\$ 12,091,020	\$ 12,091,020	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000	\$ -	\$ 9,091,020	\$ -	\$ -	\$ -
HOME Balance of State Funds	\$ 7,900,000	\$ 7,900,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,900,000	\$ -
Portfolio Stabilization	\$ 4,187,500	\$ 4,187,500	\$ -	\$ -	\$ -	\$ -	\$ 4,187,500	\$ -	\$ -	\$ -	\$ -	\$ -
PSH for PSH Institute Cohort Projects	\$ 41,700,000	\$ 41,700,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,700,000	\$ -	\$ -	\$ -	\$ -
PSH General Development	\$ 22,505,000	\$ 18,405,000	\$ 4,001,800	\$ 7,201,600	\$ 2,700,600	\$ 4,501,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Native Nation	\$ 30,000,000	\$ 30,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000,000
Vets GHAP General Development	\$ 18,980,000	\$ 18,980,000	\$ 6,832,800	\$ 6,073,600	\$ 2,277,600	\$ 3,796,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Manufactured Dwelling Park Preservation	\$ 5,081,468	\$ 5,081,468	\$ -	\$ -	\$ -	\$ -	\$ 5,081,468	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 269,321,143	\$ 252,986,143	\$ 47,504,600	\$ 50,435,200	\$ 18,913,200	\$ 28,297,000	\$ 19,145,123	\$ 41,700,000	\$ 9,091,020	\$ 7,900,000	\$ 30,000,000	\$ -

Here is a status summary by resource:

Gap Only General Development (LIFT) – While there are \$7.8M remaining in LIFT funds across the regional set-asides that can be used for general development, the available funds are insufficient to fund the next available project on the list. The Governors Recommended Budget includes additional LIFT fund investment in the upcoming biennia, and OHCS anticipates using those funds to finance projects requesting this resource.

4% LIHTC Gap Funding (LIFT) – OHCS has \$100M in LIFT to pair with 4%/PABs that can close in 2025. Additional gap funding resources that can pair with 4%/PABs include: \$7.9M in HOME funds, \$7M in preservation funds, and \$60M in permanent supportive housing funds. Almost all projects that applied for 4%/PABs requested LIFT, and we expect that this resource will be fully subscribed when we bring those projects to the May HSC meeting.

9% LIHTC Gap Funding (LIFT) – OHCS has \$12M in LIFT for general development and \$3M in Preservation Funds to pair with 9% LIHTC. IRS requires that 9% projects be awarded on a competitive basis, which is how it's setup in Oregon's QAP. The application opened on 3/13 and is due back by 4/24. We expect to bring these projects to the July HSC meeting.

HOME Balance of State Funds – OHCS has \$7.9M in HOME and does not have any requests to use these resources. OHCS will look for ways to pair this resource with projects that are unfunded through other resource asks.

Portfolio/Property Stabilization – OHCS has \$4.2M in stabilization funds available, and we expect to award these funds by the end of the biennium to projects that are already in Impact Assessment.

PSH General Development – OHCS has approximately \$60M for permanent supportive housing projects and we are evaluating interest and potential for building the pipeline.

Native Nations – OHCS has approximately \$30M for native nations and does not have any requests to use these resources.

Vets General Development – OHCS has approximately \$8M remaining to fund veterans projects, which excludes the resources that would fund the Albany Veterans Apartments if approved by HSC at the April meeting.

Manufactured Dwelling Park Preservation – OHCS has approximately \$5M remaining and does not have any requests to use these resources.

Step: Financial Eligibility

Once projects are approved by HSC, they are given up to six months to proceed through the Financial Eligibility step. There are 16 projects currently in this step. OHCS is assessing the current timeline and accountability process to determine if additional changes need to be made to ensure projects are closing and being developed expeditiously.

Step: Commitment

There are currently eight projects in the Commitment step. This is the final step where projects move to financial close and receive funding reservation letters. After this step, construction begins.

DATE: April 04, 2025

TO: Housing Stability Council
Andrea Bell, Executive Director

FROM: Liz Weber, Director, Housing Stabilization Division
Jill Smith, Assistant Director, Energy Services Section
Steve Divan, Weatherization Unit Manager
Danielle Safford, Weatherization Program Coordinator

SUBJECT: Weatherization Subgrantee Vacancy in Hood River, Sherman, and Wasco Cos.

Summary: **Housing Stability Council briefing of OHCS' selection of NeighborImpact to fill the Weatherization Assistance Program (WAP) subgrantee vacancy in Hood River, Sherman, and Wasco Counties.**

Background

The Oregon Weatherization Assistance Program (WAP) is a federally funded initiative designed to help low-income households improve energy efficiency in their homes. By providing services such as insulation, furnace repair, and energy conservation education, the program aims to reduce energy costs and enhance comfort for eligible residents. The program is delivered through the Community Action Agency (CAA) network statewide. These agencies conduct energy audits to determine the necessary measures for each home and oversee the implementation of weatherization improvements. Four sources—two federal and two ratepayers—financially support the WAP through five different funds:

- US Department of Energy (DOE)
- US Department of Energy—Bipartisan Infrastructure Law (DOE-BIL)
- US Department of Health and Human Services Low-Income Home Energy Assistance Program for Weatherization (LIHEAP)
- Bonneville Power Administration (BPA)
- Energy Conservation Helping Oregonians (ECHO)

Mid-Columbia Community Action Council (MCCAC) is one of the CAAs who has historically operated the WAP in Hood River, Sherman, and Wasco Counties. MCCAC has been facing challenges in maintaining its operations and program delivery in these counties and, because of these challenges, they expressed a desire to eliminate WAP from the programs they administer allowing them to focus on their homeless programs. WAP is a highly technical program and requires specific expertise, experienced local contractors and consistent resources for

Weatherization Subgrantee Vacancy Briefing

successful administration. This can present greater challenges for agencies in rural areas with unique logistical and infrastructural constraints. MCCAC officially informed OHCS of its decision to discontinue the WAP effective at the new biennium July 1, 2025, which initiated OHCS' response to fill this subgrantee vacancy.

Notifying the CAA Network of the Pending Vacancy

Energy Service Section (ESS) leadership met with the Community Action Partnership of Oregon (CAPO) to notify them of the MCCAC request to terminate the provision of WAP services. Following that notification, at the request of CAPO, ESS staff shared the upcoming vacancy and the DOE agency performance assessment to be made, as per the requirements described in detail in the next section, in determining the best option for providing that community its WAP services. Following the CAPO Board meeting, Jill Smith, the Assistant Director of Energy Services Section, received a written request from NeighborImpact expressing their desire to expand their WAP services to include Hood River, Sherman and Wasco Counties. They also included details that aligned with the DOE requirements for consideration.

On March 14th, 2025, ESS received a formal letter of recommendation from CAPO leadership supporting NeighborImpact as the agency best positioned to take over WAP provisions in Hood River, Sherman and Wasco Counties. The letter cited the expertise and experience the agency brings to the table along with their commitment to consistently deliver completed WAP jobs to this area.

Criteria to Fill a Vacancy

Because the primary funding for WAP originates with DOE, OHCS observes two main statutory requirements—10 CFR Part 440 and ORS 458.505—to select a replacement subgrantee to fill this vacancy. Federal statute has outlined a process that includes discovering findings based in data, described in detail in the next section, and hosting a public hearing to obtain feedback. On March 20th, 2025, OHCS hosted a public hearing to obtain this feedback, which is summarized in the last section of this memo.

Both statutes give preference to a CAA, but, in either case, mandate that the selected subgrantee is either a CAA or other public or nonprofit entity experienced in administering an effective WAP. In addition to the public comments received during the public hearing and the other findings as appropriate, federal statute requires consideration of the CAA's:

- Current and/or historical performance of the WAP in a timely fashion,
- Quality of work performed for the WAP,
- Qualifications and experience of current WAP staff members, and
- Ability to fill staffing vacancies for the WAP.

Selection of NeighborImpact Based on Federal Statute Requirements

NeighborImpact (NI), the CAA currently providing the WAP in Crook, Deschutes, and Jefferson Counties, was the only CAA to officially request to fill this subgrantee vacancy. OHCS reviewed

Weatherization Subgrantee Vacancy Briefing

the statistical and programmatic data for NI's implementation of the WAP according to the statutory requirements. At the end of February, the findings are as follows:

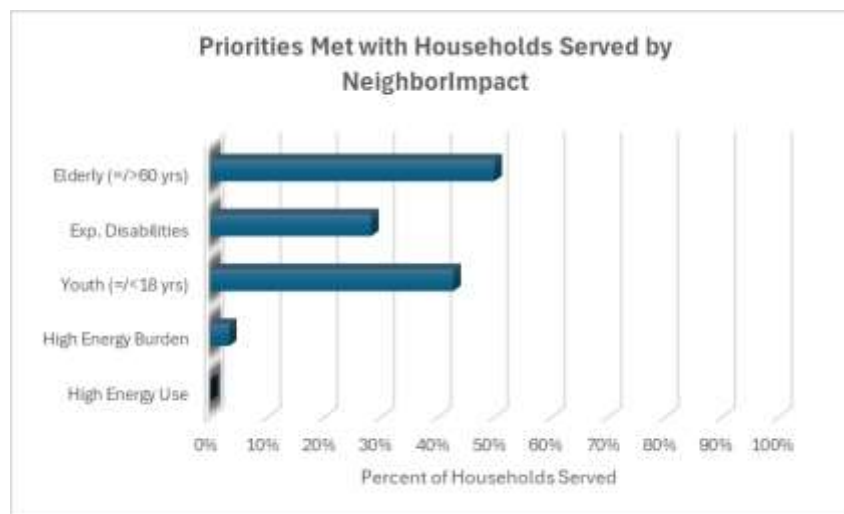
Current and/or historical performance of the WAP in a timely fashion

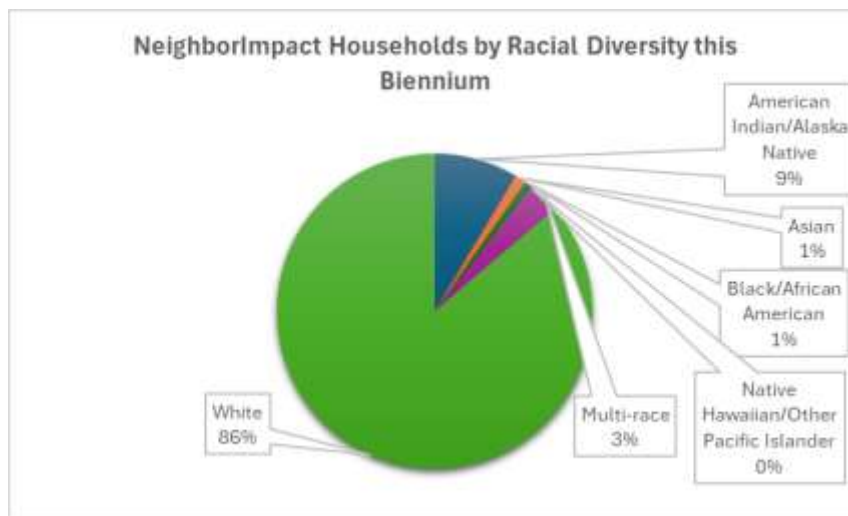
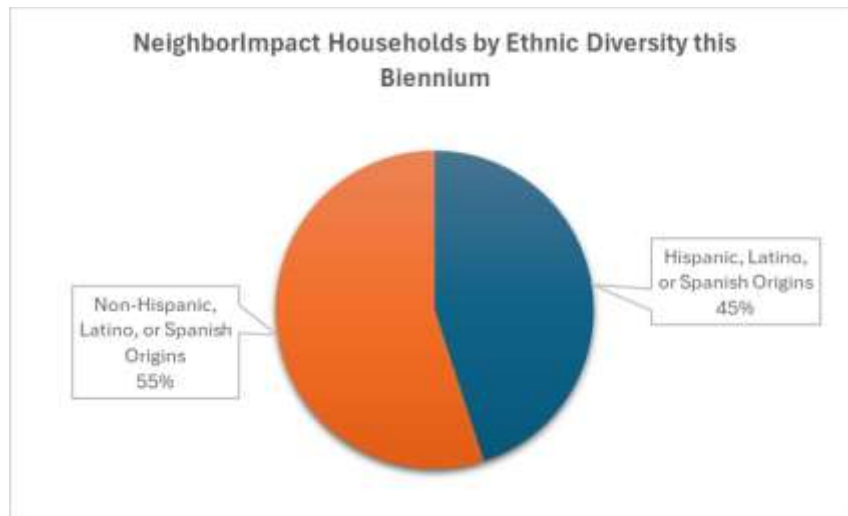
NI is one of the leading agencies statewide in WAP performance, having completed 148 jobs this biennium with another 128 in progress. The agency has spent 76% of their \$4.09 million allocation for the WAP, which accounts for additional allocations. After fully expending its funds, OHCS provided NI, in recognition of their capacity and efficiency, the additional allocations of:

- \$50,000 for DOE
- \$150,000 for DOE-BIL, and
- \$100,000 for ECHO.

It is important to note that NI fully spent down their DOE-BIL allocation to date of this grant that will operate until 2029. The agency is on track to expend all grant funds, including these additional allocations, by the end of the biennium, demonstrating their commitment to maximizing resources and delivering impactful results.

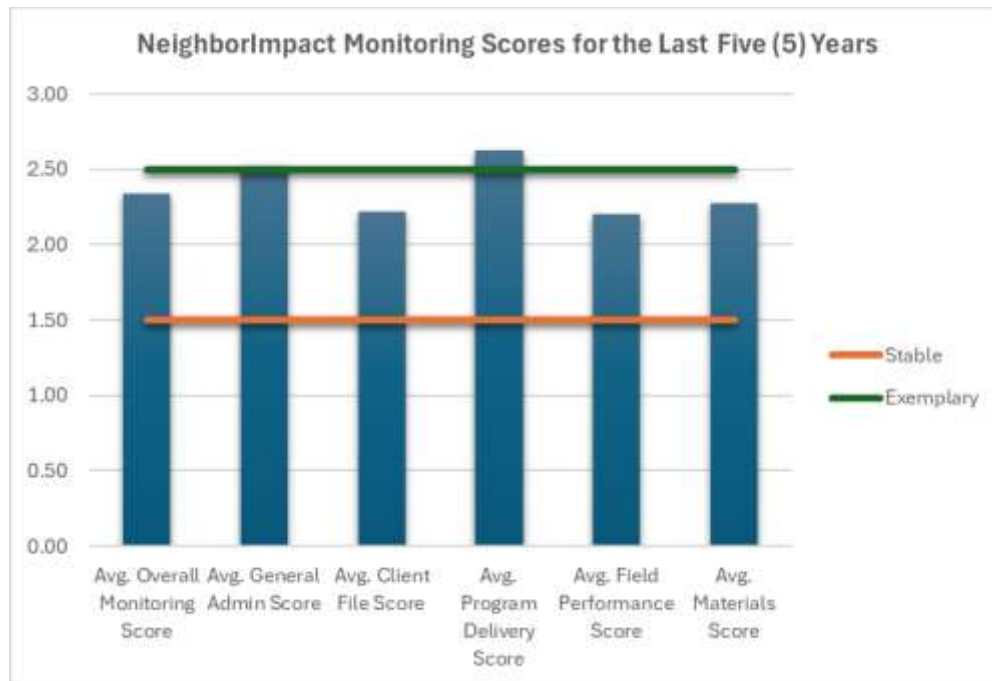
The WAP has five priorities of service: individuals who are elderly (at least 60 years of age), individuals experiencing disabilities, high energy burdened households, high energy use households, and households with children 18 years of age and younger. NI also collects demographic data on the individuals of each household served. Currently, NI serves members of the Warm Springs tribe, which spans in both NI's current service area and the counties identified in this vacancy. NI works directly with the tribe to ensure the agency takes intentional steps to ensure they provide culturally responsive services. The following charts exemplify NI's service of these priorities and individuals' demographics:





Quality of work performed for the WAP

Each year, OHCS staff perform compliance monitoring for the WAP. This process reviews five individual categories as well as providing an overall score. These five categories include: general administration, client files, program delivery, field performance, and material use. Scores are assigned on a scale. Agencies scoring in the range of 1.5 to 2.5 are stable in performance, meeting monitoring and compliance expectations. Anything over 2.5 is exemplary and less than 1.5 is at-risk or vulnerable, respectively. NI’s monitoring scores over the past five years’ visits have averaged in the very high “stable” range with many aspects reflecting in the “exemplary” range:



Qualifications and experience of current WAP staff members

NI's WAP staff are highly trained professionals with certifications and experience tailored to energy efficiency and home improvement. Their team includes specialists certified in energy auditing, Quality Control Inspection (QCI), Heating Ventilation and Air Conditioning (HVAC) systems, and insulation techniques. Staff members undergo rigorous training to stay updated on the latest weatherization technologies and practices, ensuring they can effectively assess and implement energy-saving measures. With years of experience serving diverse communities, the team is well-equipped to address the unique needs of each household and provide high-quality services to improve energy efficiency and home safety.

Ability to fill staffing vacancies for the WAP

NI's WAP maintains a stable and experienced workforce but has also established a proactive approach to bring in new team members when needed. The program advertises job openings across various platforms to reach qualified candidates and engages with local communities to identify talent. Volunteers also contribute valuable support, supplementing the efforts of staff. By using targeted hiring campaigns and fostering a supportive work environment, NI ensures it attracts dedicated professionals committed to improving energy efficiency for low-income households.

Feedback Received During Public Hearing

OHCS held a public hearing on March 20th, 2025, to obtain public comment on the decision to select NI to fill the vacancy of the WAP subgrantee for the service areas of Hood River,

Weatherization Subgrantee Vacancy Briefing

Sherman, and Wasco Counties. The hearing was noticed 15 days prior, meeting OHCS' obligation under the public meeting laws. There were 12 people who attended the hearing, of which five (5) provided public comment.

Summary of the public comment is as follows:

A total of five (5) people provided public comment. Two (2) people provided comments in support of OHCS' decision to name NI as the subgrantee to fill this vacancy. Two (2) other people were neither in support of or in opposition of this decision, instead asking for the list of criteria and the discussions that went in to making this decision. The one (1) last person to make public comment stated that, as a representative from the CAA that was discontinuing WAP, the agency is allowed to make a recommendation, and that NI was not their recommendation. Note: With further clarification after the public hearing, this person understood and supports OHCS' decision.

OHCS believes that the decision to select NI to fill the subgrantee vacancy for the WAP in Hood River, Sherman, and Wasco Counties effective July 1st, 2025, is based on solid performance data and observes all instructions outlined in federal and state statute. We appreciate your considerations and perspectives with this decision and thank you for your time.



Date: April 04, 2025

To: Housing Stability Council Members
Andrea Bell, Executive Director

From: Liz Weber, Director of Housing Stabilization
Jill Smith, Assistant Director of Energy Services
Steve Divan, Weatherization Unit Manager
Danielle Safford, Weatherization Program Coordinator

Subject: US Department of Energy Weatherization State Plan

Summary: Housing Stability Council briefing on the Draft 2025 US Department of Energy Weatherization Assistance Program State Plan for Oregon.

Background

The US Department of Energy (DOE) Weatherization Assistance Program (WAP) provides annual grants to states, territories, and some federally recognized tribes to improve the energy efficiency of the homes of income-qualified households who are at or below 200% Federal Poverty Level (“low-income”). The DOE planning amount for 2025 is \$3,884,558 with an additional \$402,222 set aside for Weatherization Readiness Funds. These will be used specifically to bring homes off the deferred projects lists and make them “weatherization ready.” Oregon enters grant agreements with Community Action Agencies (CAAs) to provide weatherization services to eligible households using the latest technologies for home energy and home health upgrades. On average, the DOE grant provides energy conservation services annually to an average of 300 homes across the state. Each year this results in nearly \$300 in annual household energy savings for program participants. These services are more critical now than ever with recent utility rate hikes to Oregon’s vulnerable populations.

Through weatherization, income-qualified Oregonians can access:

- **Energy conservation measures** (Insulation, air sealing, window/door repair/replacement, efficient lighting, energy efficient refrigerators)
- **Home health & safety improvements** (Heating system safety tests, combustion appliance safety tests, mechanical ventilation improvements to ensure adequate indoor air quality, smoke & carbon monoxide alarms, mold/moisture hazard evaluation)
- **Heating equipment repair and replacement** (Heating system cleaning, tuning, repair, or replacement; heating duct leak repair, heating duct insulation, water heater repair/replacement, water heater pipe insulation)
- **Energy/consumer education** (Education of potential household hazards such as carbon monoxide, mold & moisture, fire, indoor air pollutants, lead paint and radon;



US DOE Weatherization Assistance Program State Plan Briefing

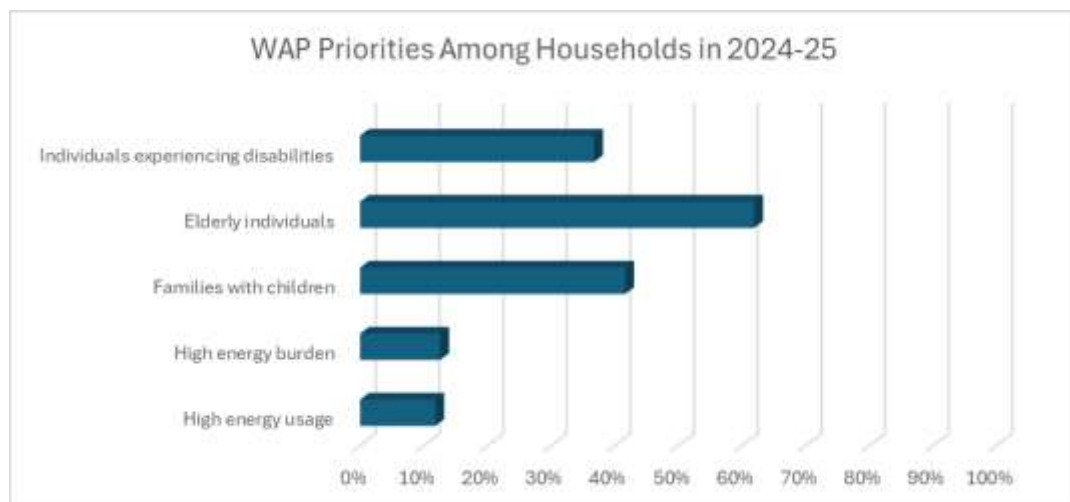
demonstration of key functions of new mechanical equipment or appliances; education on the benefits of using energy-efficient products)

Prioritization Methodology

The WAP is designed to serve both renter- and owner-occupied households. Households who meet the income threshold of 200% Federal Poverty Level are prioritized through five measures according to federal guidance: those with individuals experiencing disabilities, elderly individuals, families with children, high energy burden, and high energy usage. In addition to serving households that live in single-family housing, the program provides energy efficiency services to households living in multifamily properties, manufactured homes, and transitional housing and/or shelters (through special projects). OHCS tracks and analyzes racial and other demographic information of participating households, including energy burden.

Key 2024 Outcomes

- The CAA network weatherized **588 homes, representing 1,227 individuals**, so far this grant year (beginning July 1, 2024). This exceeds the annual yearly average of 300 households served.
- This saved the average household **\$372 dollars annually**.
- Priorities met through these weatherization jobs represent:
 - 196 households (33%) with individuals experiencing disabilities,
 - 330 households (56%) with elderly individuals,
 - 222 households (38%) with families with children,
 - 67 households (11%) with high energy burden, and
 - 63 households (11%) with high energy usage.

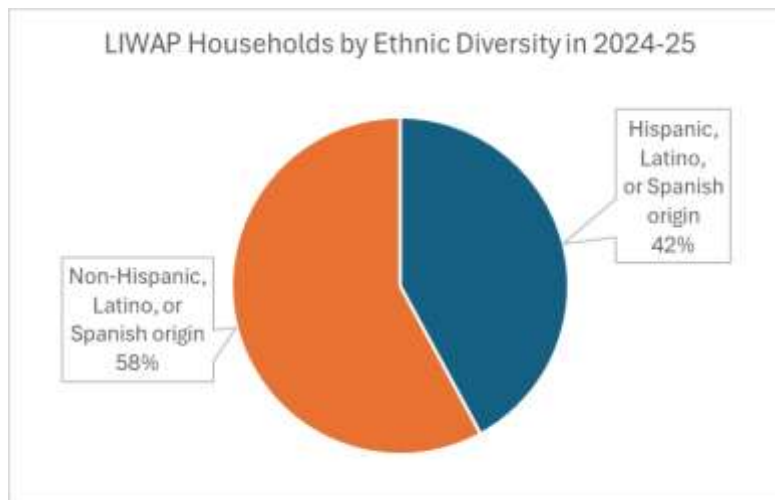
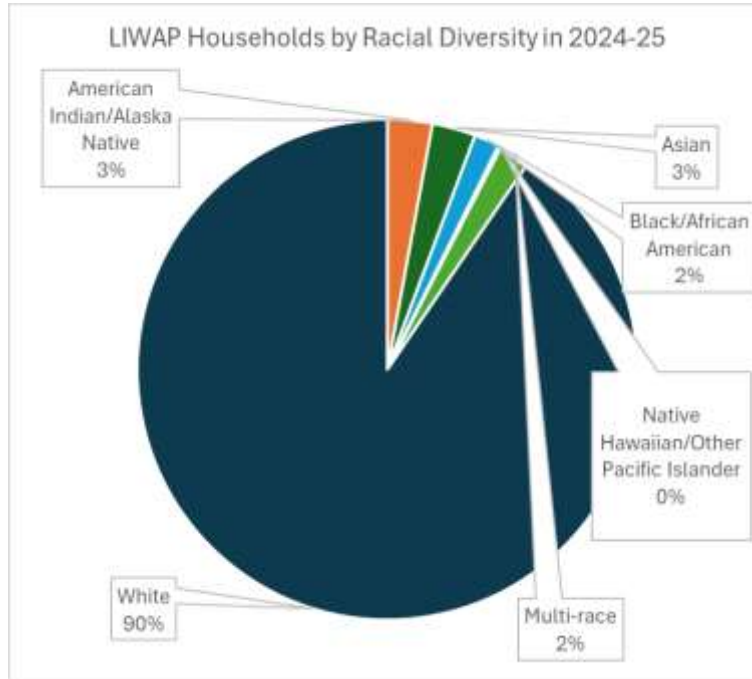


- Of the individuals served, 41 identified as veterans.
- Of individuals who provided their racial diversity identification, these weatherization jobs represented:
 - 509 individuals (42%) of Hispanic, Latino, or Spanish origins



US DOE Weatherization Assistance Program State Plan Briefing

- 31 individuals (3%) American Indian or Alaska Native
- 31 individuals (3%) Asian
- 17 individuals (2%) Black or African American
- 2 individuals (0%) Native Hawaiian or Pacific Islander
- 21 individuals (2%) multi-racial



Proposed 2025 State Plan Changes

The US DOE draft State Plan and appendices can be viewed by clicking [here](#).



US DOE Weatherization Assistance Program State Plan Briefing

The State Plan does not typically change substantially from one year to the next. Although much of the State Plan is mandated by federal regulations, there are areas that allow us to obtain feedback from our service providers and program recipients on the decisions OHCS makes regarding our federal workplan. OHCS works throughout the year in partnership with the 17 CAAs to determine opportunities for improvement and refinement of the plan in an iterative process. These opportunities for engagement occur year-round. Examples include attending Oregon Energy Coordinators Association (OECA) meetings three times a year to discuss new federal program guidance and accept feedback. We also have a comprehensive monitoring team, who requests feedback from program participants while inside their homes during our evaluations. Our State Plan goes through a public hearing process, which occurred on March 20th, for anyone to provide feedback. One (1) person submitted public comment during this time. As a current subgrantee, comments were in support of the continuation of this program, only requesting OHCS to advocate on the federal level for some relief with the strict guidelines and requirements to allow for more flexibility.

The most notable changes proposed in the 2025 State Plan are as follows:

- **DOE Weatherization Assistance Program is operating under a short-term continuing resolution for FY 2025.** For planning purposes, until a final full year 2025 is passed and signed by the President, estimates were utilized to create a budget. DOE will issue additional guidance should Congress pass a full-year Continuing Resolution, or a final appropriations bill is signed by the President.
- **Subgrantee selection process included for a territory vacancy.** By including this section into our State Plan, it allows us to address and replace a CAA if, for any reason, they are no longer able to provide services and includes our procurement process along with the criteria to form an educated decision.
- **Reprogramming Training and Technical Assistance (T&TA) funds to program operations.** This came to us as new federal guidance and was incorporated. When we allocate funds to the CAAs, we also allocate T&TA funds to be used throughout the grant period for staff to attend trainings and obtain the needed Continuing Education Units (CEUs) to keep certifications up to date. By including this into our plan, it enables us to roll any extra T&TA funding into program where we can potentially use it to provide additional jobs to communities. Although the WAP has been able to do this in the past, the new guidance requires us to report to DOE if more than 10% of T&TA funding is rolled into program, as it will change the proposed number of completed units.
- **Two new processes were included (as Appendix F and G) as required by DOE.** The Fraud, Waste, and Abuse Process (Appendix F) represents an established process that ensures fraud, waste, and abuse can be reported to an entity outside of OHCS, in alignment with DOE requirements. Material Review/Dispute Resolution Process (Appendix G) represents an existing policy and process for OHCS that DOE is requiring us to now identify. Subgrantees are responsible for the first step of this process, utilizing their own dispute resolution, and then refer clients to OHCS if resolution is not achieved.

