

# Housing Stability Council

## MEETING MATERIALS PACKET



Clackamas Milwaukie CLT Development  
Clackamas, Or.

Aug 01, 2025  
9:00 a.m. – 12:15 p.m.  
Oregon Housing & Community Services  
Webinar

## AGENDA

August 01, 2025 9:00 a.m. – 12:45 p.m.  
Oregon Housing and Community Services  
725 Summer St NE, Salem OR 97301



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

### Webinar Mtg Only

Public [register](#) in advance for this webinar

\*Please note the [public hearing process](#)

TIME	TOPIC	SWHP Priority	ACTION
9:00	<b>Meeting Called to Order</b>		Call Roll
9:05	<b>Review &amp; Follow-up Action Items</b>		Briefing
9:10	<b>Report of the Chair</b>		Briefing
9:20	<b>Report of the Director</b>		Briefing
9:30	<b>Affordable Rental Housing Division (pg. 04)</b> <b>Natasha Detweiler-Daby, Director of Affordable Rental Housing Division</b> <ul style="list-style-type: none"> <li>• <a href="#">Public Hearing</a> Comments in accordance with <a href="#">ORS 456.561</a></li> <li>• <b>Transactions:</b> Tai Dunson-Strane, Assistant Director Production; Roberto Franco, Deputy Director Development <ul style="list-style-type: none"> <li>o Rose Schnitzer</li> </ul> </li> <li>• <b>ORCA Project Recommendation:</b> Amy Cole, Assistant Director Development Resources; Roberto Franco, Deputy Director Development <ul style="list-style-type: none"> <li>o Farmdale</li> <li>o Goose Hollow</li> <li>o Hillside Park</li> <li>o Olalla Meadows</li> <li>o Phoenix Corner</li> <li>o Retro Electro</li> <li>o Sheridan Road</li> <li>o The Coleman</li> <li>o The Lucy</li> </ul> </li> <li>• <b>ORCA Monthly Update:</b> Natasha Detweiler-Daby, Director</li> </ul>		Decision
10:30	<b>Break</b>		
10:45	<b>Housing Stabilization Division (pg. 53)</b> <b>Liz Weber, Director of Housing Stabilization Division</b> <ul style="list-style-type: none"> <li>• <b>LIHEAP State Plan:</b> David Kaufman, Program Analyst; Jill Smith Assistant Director, Energy Services</li> </ul>		Briefing

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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11:15	<b>Government Relations</b> <b>Jill Gray</b> , <i>Director of Government Relations</i> <ul style="list-style-type: none"><li><b>Legislative Session Wrap-Up</b></li></ul>	Briefing
11:45	<b>2025 Legislative Session Implementation</b> <b>Caleb Yant</b> , <i>Deputy Director</i>	Briefing
12:45	<b>Meeting Adjourned</b>	

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**OREGON HOUSING *and*  
COMMUNITY SERVICES**

725 SUMMER STREET NE, SUITE B | SALEM, OR 97301  
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Date: August 1, 2025

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

From: Tai Dunson-Strane, Assistant Director, Transactions  
Alan Borges, Production Team Manager  
Samantha Cameron, Production Analyst  
Roberto Franco, Deputy Director of Development  
Natasha Detweiler-Daby, Director, Affordable Rental Housing

RE: Approval for Resolution # 2025-08-01

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Motion: Approval of the Resolution # 2025-08-01 recommendation for the following project:

**BOND RECOMMENDED MOTION: Move to approve Pass Through Revenue Bond Financing in an amount up to and not to exceed \$42,350,000 to Rose Schnitzer Affordable Limited Partnership for the acquisition and rehabilitation of Rose Schnitzer Tower, subject to the borrower meeting OHCS, and Berkadia's underwriting and closing criteria and documentation satisfactory to legal counsel and Treasurer approval for the bond sale.**

At the upcoming Housing Stability Council meeting, we will be presenting one (1) transaction -4% LIHTC/Conduit Bond for Council approval.

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

#### **4% LIHTC Application**

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



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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 the MWESB/SDVBE Compliance Manual are eligible to be considered for funding. All applications propose a percentage target goal of MWESB contractors and subcontractors above the minimum standards set forth in the manual, and all have an Affirmatively Furthering Fair Housing Marketing Plan including a Tenant Selection Plan that will market to those least likely to apply.

**Funding Recommendation:**

We are recommending funding a reservation for one (1) project. This project will preserve **235** units of affordable housing communities in Multnomah. The recommendation is for an award totaling over \$42 million.

Project Name		County	Total Units	Sponsor	Underwriting Stage
<b>Rose Tower Preservation</b>	<b>Schnitzer</b>	Multnomah	235	Robinson Jewish Home/Guardian Development LLC	Schedule for Approval by FC 7/29/2025



STATE OF OREGON  
OREGON HOUSING AND COMMUNITY SERVICES  
HOUSING STABILITY COUNCIL

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RESOLUTION NO. 2025 – 08-01  
ADOPTED: AUGUST 1, 2025

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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.

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**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]*



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## CERTIFICATION OF RESOLUTION

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The undersigned does hereby certify that I am the duly appointed, qualified and acting Chair 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. 2025-08-01 as adopted by the Council at a meeting duly called and held in accordance with law on August 1, 2025; and that the following members of the Council voted in favor of said Resolution:

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the following members of the Council voted against said Resolution:

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

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In witness whereof, the undersigned has hereunto set [his/her] hand as of this 01 day of August 2025.

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Chair Claire Hall

**EXHIBIT A**

**N/A**

**EXHIBIT B**

**PROPOSED PROJECT**

- 1- Rose Schnitzer Tower (FC – Meeting Schedule for 7/29/2025)**



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## SUMMARY

Project Name:	Rose Schnitzer Tower		
City:	Portland	County:	Multnomah
Sponsor Name:	Robinson Jewish Home / Guardian Development LLC		
Management Agent:	Guardian Management LLC		
Urban/Rural:	Urban	Total Units:	235
		Total Affordable Units:	233
# Rent Assisted Units:	233	Units by Size & Affordability:	(233) 1-bed @ 60% AMI (1) 1-bed MGR (1) 2-bed MGR
Cost Per Unit:	\$308,111	Construction Type:	Rehabilitation
Affordability Term(s):	4% LIHTC = 60 Years	# of Units with Non-OHCS Requirements:	N/A
Funding Request		Funding Use	
		Acquisition	\$50,402,000
4% LIHTC:	\$20,867,570	Construction	\$9,695,423
Conduit Bonds:	up to \$42,350,000	Development	\$12,308,704
		Total:	\$72,406,127

## PROJECT DETAILS

Project Description:	<p>Rose Schnitzer Tower is a 235-unit rehabilitation project serving the senior population in Portland, Oregon. The unit mix includes 233 one-bedroom units to be restricted at or below 60% area median income, as well as two Manager units. The project will also utilize 233 Project Based Section 8 housing vouchers to keep rent affordable for tenants at this property.</p> <p>The scope of work for the Rose Schnitzer Tower includes extensive upgrades to both the exterior and interior of the building to improve safety, accessibility, and efficiency.</p> <p>Exterior improvements include addressing sloping issues, landscaping, sidewalk, and brick pathway upgrades. Outdoor balcony railings will be brought up to code and traffic coating will be applied for durability and safety.</p>
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	<p>Interior improvements include the installation of heat pumps in all units for heating and cooling (replacing the baseboard heaters). Additional updates include the replacement of hot water boilers and upgrading bathroom fans in units, as well as updates to lobby corridors.</p> <p>Some units will also have specific upgrades to enhance safety and accessibility. For example, Communication Units will have entryway peep holes installed and current fire/smoke alarms replaced with an audio-visible notification system. Accessibility units will have carpet replaced with LVT flooring, upgraded lighting and appliances, and the kitchens will be reconfigured for ease of use. These upgrades will significantly enhance the building’s safety, functionality, and accessibility, ensuring a better living environment for all residents.</p> <p>Rose Schnitzer Tower and the 235 units are a stand-alone project and not subject to a master plan development. Closing is anticipated to be August 28, 2025.</p>
<p>Partnerships to Serve Communities of Color:</p>	<p>Guardian Management, with over 20 years of experience coordinating senior services, manages independent senior housing across the Portland Metro Area. Serving more than 2,000 seniors in three states, Guardian collaborates with service providers such as EngAge, Cornerstone Community Housing, ImpactNW, and Northwest Pilot Project. These service partners provide culturally responsive support and deliver their work from community values including equity and inclusion. Under the leadership of Abbey Kent, Vice President of Senior Living, and Jill Eaves, Portfolio Manager, Guardian Management ensures the effective oversight of operations across multiple senior communities.</p> <p>To uphold service quality, the owner conducts periodic reviews with the Community Manager, Service Coordinator, and Portfolio Manager, evaluating service effectiveness, resident satisfaction, and provider performance.</p> <p>Communication about available services is comprehensive and multi-faceted. Residents receive information through flyers in common areas, door notices, newsletters, monthly calendars, and email updates. All communications are translated into multiple languages to ensure accessibility.</p> <p>The community room and other shared spaces at Rose Schnitzer Tower are central to the delivery of resident services. The community room is frequently used for resident events, classes, and workshops facilitated by partner organizations. Additional spaces, such as the TV room, library, and billiards room, provide recreational and social opportunities. These spaces are complemented by the Service Coordinator’s office, where residents can receive individualized support. Interpreters are also available to ensure services are accessible to residents with diverse language needs. The resident services program includes a range of activities and partnerships designed to enhance the quality of life for residents. Technology</p>



	classes, exercise sessions, and on-site food pantry services through Lift Urban Portland are just a few examples of the offerings.
Reaching Underserved Communities:	<p>Guardian Management LLC will serve as the property management company for Rose Schnitzer. The Portfolio Manager and Asset Manager will oversee the resident services program design and budget. The Service Coordinator handles scheduling with local agencies and businesses to provide a variety of on-site services, including classes and workshops. A longstanding partnership with Lift Urban Portland ensures the availability of an emergency food pantry, a vital resource for residents for the past eight years.</p> <p>Communication about available services is comprehensive and multi-faceted. Residents receive information through flyers in common areas, door notices, newsletters, monthly calendars, and email updates. All communications are translated into multiple languages to ensure accessibility.</p> <p>The Property Management Agent will also annually review the ethnicities, racial, familial, and disability status of those that have applied, in order to evaluate marketing activities to attract groups that are least likely to apply when vacancies arise.</p>
MWESB Target:	Project is located in Region 1 (Portland, OR) and will meet or exceed the 30% Target.
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 Executive Director.	







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Date: August 1, 2025

To: Housing Stability Council Members  
Andrea Bell, Executive Director

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

Re: August 2025 ORCA Funding Recommendations

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**Motion: Approve the funding reservation recommendations for the following projects:**

- **Farmdale Apartments in Woodburn, up to \$9,570,000 in LIFT funds in alignment with the ORCA framework and process.**
- **Goose Hollow Lofts in Portland, up to \$8,403,816 in LIFT funds in alignment with the ORCA framework and process.**
- **Hillside Park Buildings D & E in Milwaukie, up to \$32,440,000 in LIFT funds in alignment with the ORCA framework and process.**
- **Olalla Meadows in Toledo, up to \$9,300,000 in LIFT funds in alignment with the ORCA framework and process.**
- **Phoenix Corner in Phoenix, up to \$19,520,000 in LIFT funds in alignment with the ORCA framework and process.**
- **Retro Electro in Salem, up to \$4,130,000 in LIFT funds in alignment with the ORCA framework and process.**
- **Sheridan Road Manufactured Home Community in Sheridan, up to \$5,935,000 in LIFT funds in alignment with the ORCA framework and process.**
- **The Coleman in Eugene, up to \$13,680,000 in LIFT funds and \$2,540,000 in OAHTC to attach to a permanent loan in alignment with the ORCA framework and process.**
- **The Lucy in Eugene, up to \$12,030,000 in LIFT funds in alignment with the ORCA framework and process.**

**Summary**

At the upcoming Housing Stability Council (HSC) meeting, we will be presenting Oregon Centralized Application (ORCA) recommendations for approval by the Council. These recommendations are 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 project recommendations. More detailed information regarding each project can be found in the attachments following this cover memo.

**Applications**

In all, there are over 79 project applications active in the Impact Assessment step of the ORCA that applicants are in various stages of completing. The ten projects being recommended today have met all standards for the Impact Assessment step.

These nine projects will add a total of 509 new units to the state affordable housing stock. Rent restrictions for the units range in affordability from 30% AMI-60% AMI.

Development	Location	Number of units
Farmdale Apartments	Woodburn	45
Goose Hollow Lofts	Portland	60
Hillside Park Buildings D & E	Milwaukie	164
Olalla Meadows	Toledo	30
Phoenix Corner	Phoenix	88
Retro Electro	Salem	16
Sheridan Road MHC	Sheridan	18
The Coleman	Eugene	52
The Lucy	Eugene	36
	<b>Total</b>	<b>509</b>

The projects recommended for funding this month have demonstrated a priority for serving community needs, including intentional strategies to build housing that are responsive to the needs of historically underserved cultural communities, while serving families, seniors, persons with disabilities, agricultural workforce, and immigrants.

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 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, where they will have up to 6 months to complete the requirements of that step. 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.



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## Housing Stability Council Project Summary – Impact Assessment Application Step

SUMMARY			
Project Name:	Farmdale Apartments		
City:	Woodburn	County:	Marion
State House District:	22	State Senate District:	11
Sponsor Name:	Marion County Housing Authority		
Urban/Rural:	Urban	Total Units:	45
		Total Affordable Units:	45
# Rent Assisted Units:	25	Units by Size & Affordability:	13 1-BR at 50% AMI 7 1-BR at 60% AMI 6 2-BR at 50% AMI 1 2-BR at 60% AMI 4 3-BR at 50% AMI 6 3-BR at 60% AMI 2 4-BR at 50% AMI 6 4-BR at 60% AMI
# of Units with OHCS PSH Services Funding:	0		
Cost Per Unit:	\$639,792	Construction Type:	New construction
Affordability Term:	60 years	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
4% LIHTC Request PAB Request OHCS Gap (LIFT)	\$ 1,056,072 \$15,029,495 \$ 9,570,000	Total project cost:	\$28,790,675.25

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 \$9,570,000 in LIFT 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>Farmdale Apartments is a redevelopment project of an existing housing development, constructed in 1970 as temporary housing for farmworker families. The reimagined Farmdale Apartments will include new construction of 45-units affordable to households between 50-60% AMI, located in Woodburn near schools, hospitals, stores and community resource centers.</p> <p>The proposed project is designed to celebrate community through thoughtful design features, which include gathering space in the entry and mail delivery, a variety of meeting and activity spaces for staff and the community to share, a large community room with a full kitchen that opens up to a landscaped courtyard space, and laundry facilities. Outside, various activity areas are being planned based on feedback from existing residents including a shared courtyard with a play area, community gardens, a meditation garden and sports areas.</p>
Anticipated closing date:	October 30, 2025
Focus Population(s):	Farmdale Apartments will serve farmworkers, seniors, veterans, and families
ERJ Strategy:	<p>The Marion County Housing Authority (MCHA) demonstrates a firm commitment to Diversity, Equity, Inclusion, and Accessibility (DEIA) through its comprehensive strategy aimed at fostering inclusiveness, both internally and in the communities it serves.</p> <p>MCHA's workforce strategy prioritizes recruiting and retaining a diverse team that mirrors the county's demographics. Initiatives include partnerships with educational institutions, blind application screening, cultural competency training, and mentorship programs to promote professional growth for underrepresented groups. MCHA also seeks to create equitable pathways to leadership roles.</p> <p>In service delivery, MCHA is focused on reducing barriers to housing services through accessibility measures such as multilingual materials, ADA compliance, and mobile services for rural communities. Regular feedback loops and partnerships with community organizations are central to identifying and addressing gaps in equity.</p> <p>Culturally, MCHA strives to embed DEIA principles into every aspect of its operations. Leadership is held accountable for fostering an inclusive environment through transparent communication, equity-driven policies, and programs that celebrate diversity. Efforts to sustain inclusivity include training, team-building activities, and policies that accommodate diverse needs.</p>



Resident Services:	<p>Resident services will be provided by the Marion County Housing Authority (MCHA) and the project resident services provider Cornerstone. Services will include financial literacy programs designed for immigrant families and health services that consider traditional healing practices. Cornerstone will connect residents with external culturally specific providers when their services do not meet cultural needs. As new residents with different cultural needs join the community, resident services will be tailored accordingly. The project will employ staff who are representative of the community, with a focus on bilingual and bicultural staff who speak Spanish.</p> <p>Mid-Willamette Valley Community Action has culturally specific programming for the homeless Latinx community. They will work with MCHA and Cornerstone to identify barriers, give input on culturally appropriate strategies for outreach and resident services, and identifying best practices that support stable housing for homeless Latino populations.</p>
Location Preferences:	<p>Dahlia Plaza Pocket Park is within ½ mile from the project and there are three additional parks within 1 mile of the project.</p> <p>There is a convenience store ½ mile from the property and the Walmart Supercenter is approximately 1 mile from the site.</p> <p>There is a major transit stop 3 blocks from the site.</p> <p>Woodburn Family Learning Center and Oregon Child Development Coalition is within ½ mile of the site.</p> <p>Additionally, Farmdale Apartments meets threshold criteria requirements of the OHCS Anti-displacement Index.</p>

**Farmdale Apartments**





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## Housing Stability Council Project Summary

SUMMARY			
Project Name:	Goose Hollow Lofts		
City:	Portland	County:	Multnomah
State House District:	33	State Senate District:	17
Sponsor Name:	Home Forward		
Urban/Rural:	Urban	Total Units:	60
		Total Affordable Units:	60
# Rent Assisted Units:	0	Units by Size & Affordability:	40 0-BR@50% AMI 15 1-BR@50% AMI 5 2-BR@50% AMI
# of Units with OHCS PSH Services Funding:	0		
Cost Per Unit:	\$253,963	Construction Type:	New construction
Affordability Term:	30 years	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
Total OHCS Request	\$8,403,816	Total Project Costs	\$15,237,816

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 \$8,403,816 in LIFT resources for this project, with the expectation that the project retains the characteristics submitted in the original application without substantial changes.



PROJECT DETAILS	
Project Description:	<p>Goose Hollow Lofts is an acquisition of an existing six-story multi-family residential building built in 2018. The acquisition will provide for the conversion of currently market-rate units to 60 units of affordable housing in Portland’s Goose Hollow neighborhood.</p> <p>The unit mix is 40 studios, 15 one-bedroom units, and 5 two-bedroom units, totaling 60 units. Total square footage is 38,106.</p>
Anticipated closing date:	Fall 2025
Focus Population(s):	Low-income households
ERJ Strategy:	Home Forward’s commitment to advancing racial equity is demonstrated in their “Development Equity Framework” which integrates racial equity into all phases of housing development, ensuring projects are inclusive and culturally responsive. They also collaborate with community partners to design services that address the specific needs of BIPOC communities, ensuring that those who have experienced inequities are central to creating solutions. Some of these partners include the Latino Network, Self Enhancement, Inc., Catholic Charities (El Program Hispano), Urban League and the Black Food Sovereignty Coalition.
Resident Services:	<p>All resident services described below will be delivered by Home Forward Resident Services (RSC) staff. The 3 core areas of resident services are:</p> <ol style="list-style-type: none"> <li>1. Eviction prevention <ul style="list-style-type: none"> <li>• Payment plans</li> <li>• Referrals to behavioral health</li> </ul> </li> <li>2. Economic stability and self-sufficiency <ul style="list-style-type: none"> <li>• Connections to asset building, education, and employment supports.</li> <li>• Job training, GED/high school completion, Individual Development Accounts and financial literacy</li> <li>• Credit repair and expungement of criminal history</li> </ul> </li> <li>3. Quality of life <ul style="list-style-type: none"> <li>• Linking residents with affordable nutritious food, better access to wellness programs, and enhanced social activities.</li> <li>• The RSC will pay special attention to the building’s seniors and persons with disabilities, who too often experience isolation.</li> </ul> </li> </ol>
Location Preferences:	Washington Park is less than 0.5 miles away (including the Portland Japanese Garden and Rose Test Garden) and Providence Park is 0.4 miles away for large recreation and



## Goose Hollow Lofts– Housing Stability Council

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	<p>employment activities. Safeway grocery store is 0.3 miles away, and the Portland Farmer’s Market operates on weekends 0.3 miles away at the Park Blocks.</p> <p>Goose Hollow Lofts has a walk score is 96, with a transit score of 89 and bike score of 92.</p>
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### Goose Hollow Lofts







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## Housing Stability Council Project Summary – Impact Assessment Application Step

SUMMARY			
Project Name:	Hillside Park Buildings D&E		
City:	Milwaukie	County:	Clackamas
State House District:	41	State Senate District:	21
Sponsor Name:	Related Northwest		
Urban/Rural:	Urban	Total Units:	164
		Total Affordable Units:	164
# Rent Assisted Units:	0	Units by Size & Affordability:	31 Studios at 60% AMI 52 1-BR at 60% AMI 47 2-BR at 60% AMI 31 3-BR at 60%AMI 3 4-BR at 60% AMI
# of Units with OHCS PSH Services Funding:	0		
Cost Per Unit:	\$552,702	Construction Type:	New Construction/ Redevelopment
Affordability Term:	60	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
4% LIHTC Request PAB Request OHCS Gap Request	\$ 3,309,958 \$45,380,000 \$32,440,000	Total project cost:	\$89,479,148

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 \$32,440,000 in LIFT resources for this project, with the expectation that the project retains the characteristics submitted in the Impact Assessment without substantial changes.



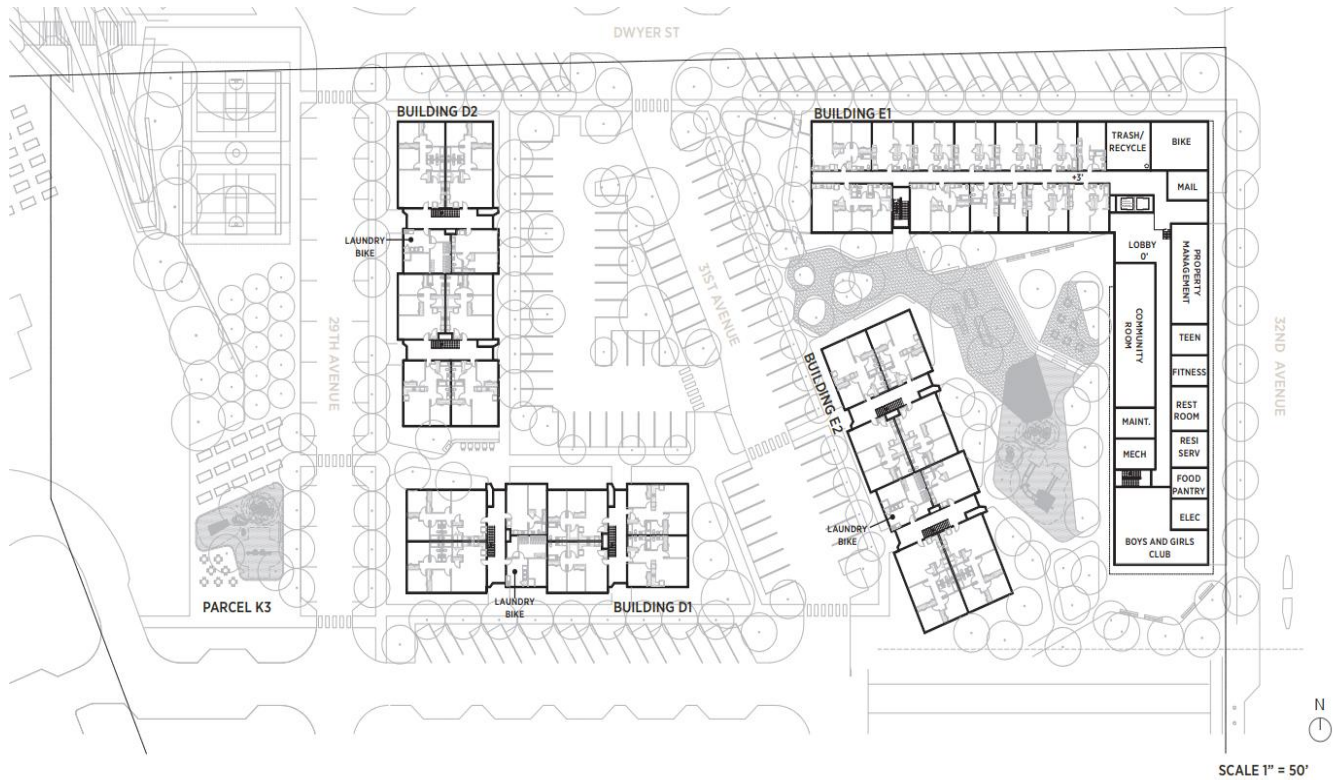
PROJECT DETAILS	
Project Description:	Hillside Park D&E is the next step in an ongoing public housing redevelopment project. This project will add an additional 164 units to the 275 already under construction from other phases. The project comprises 4 new buildings: 3 three-story walk-ups and 1 four-story elevator building. The project will also include a community room, a fitness area, laundry facilities, and a space reserved for after school activities.
Anticipated closing date:	6/1/2026
Focus Population(s):	Low-income families, including multigenerational households; working households; BIPOC community members, particularly members of the Latinx community; immigrants; refugees; seniors; and individuals living with disabilities.
ERJ Strategy:	Per the census tract data for the project location, Related NW and Centro Cultural expect to provide marketing and leasing materials in English and Spanish. They have a robust marketing strategy laid out including efforts to use translation services to expand their marketing to other less served communities. They will also ensure that translation services are available to site staff. There is a plan in place to ensure site staff receive annual Affirmatively Furthering Fair Housing (AFMH) trainings and certifications. Both RelatedNW and Centro Cultural have made furthering equity and racial justice key features of their operations, and they have made building cross-cultural partnerships a priority in their planning.
Resident Services:	<p>Centro Cultural has a proven track record providing services that improve the health and economic mobility of underserved communities in Washington County. They will design a program for the tenant population designed to bridge the trust gap between communities of color and government agencies to make sure tenants are aware of services and how to access them.</p> <p>The applicants have provided a sufficient budget for the proposed resident services plan which will include housing retention, family services, benefits navigation, health and wellness, community building, and crisis intervention. They will also have an after school program and a food pantry.</p>
Location Preferences:	<p>The proposed project site meets the criteria for the anti-displacement Index and exceeds the Opportunity Area criteria.</p> <p>The site is adjacent to two nearby parks, Balfour Park and Water Tower Park. There is also a grocery store located within a half mile. The site is located next to a Tri-Met bus stop. There is an early learning center located nearby as well.</p>



## Hillside Park Building D&E – Housing Stability Council

The project is part of a wider master plan for the neighborhood that will see the walkability and transit-oriented options increase substantially over the coming years.

### Hillside Park Buildings D & E





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## Housing Stability Council Project Summary – Impact Assessment Application Step

SUMMARY			
Project Name:	Olalla Meadows (#3477)		
City:	Toledo	County:	Lincoln
State House District:	10	State Senate District:	5
Sponsor Name:	Northwest Coastal Housing		
Urban/Rural:	Rural	Total Units:	30
		Total Affordable Units:	30
# Rent Assisted Units:	0	Units by Size & Affordability:	22 1-BR at 60% AMI 8 2-BR at 60% AMI
# of Units with OHCS PSH Services Funding:	0	Manager's unit/size	N/A
Cost Per Unit:	\$398,376	Construction Type:	New Construction
Affordability Term:	30 Years	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
Total OHCS Request:	\$9,300,000	Total project cost:	\$10,855,170

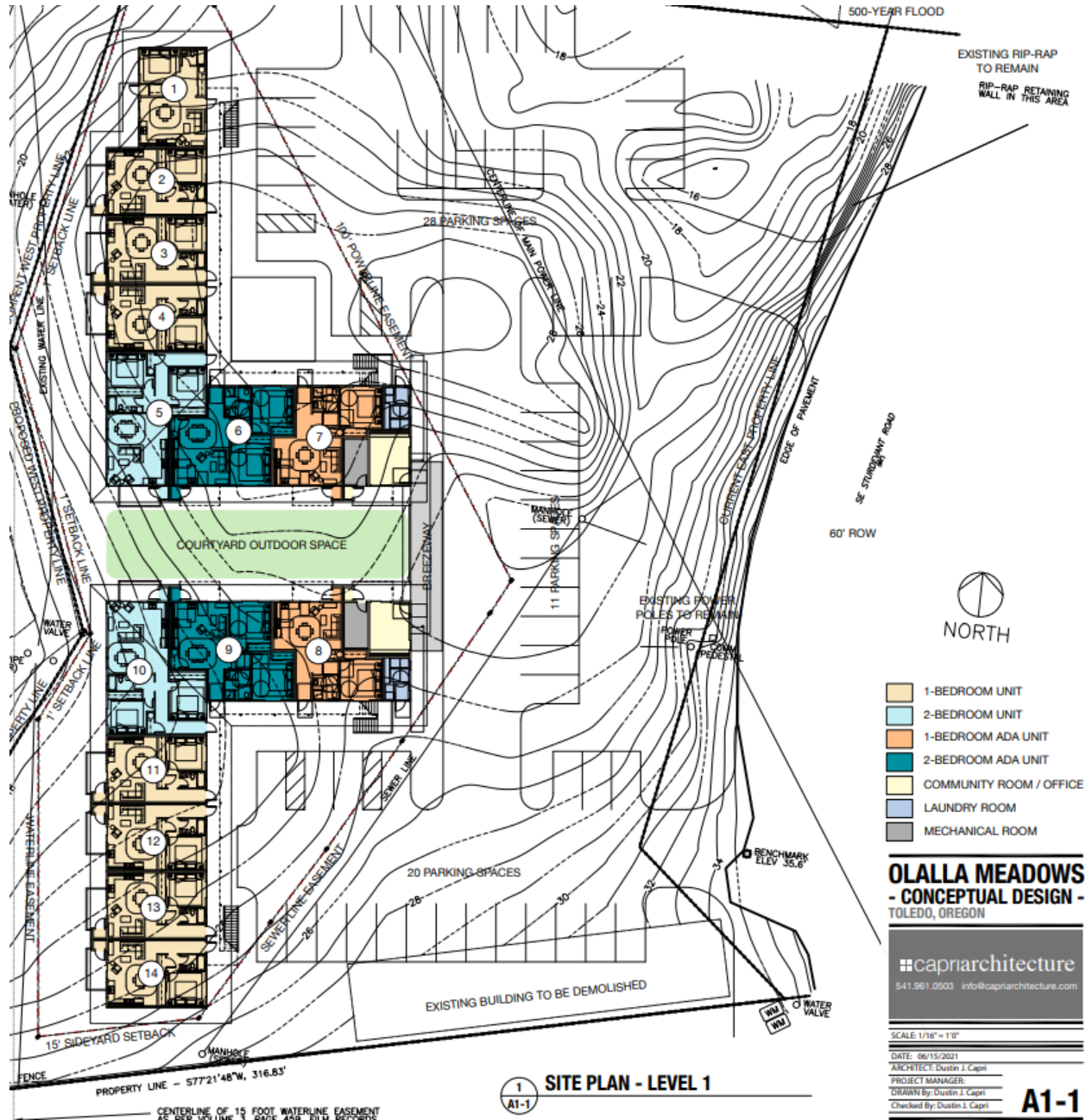
This project is currently in the Impact Assessment step and there may be changes as it progresses through the ORCA process. We recommend to Housing Stability Council the reservation of an up to amount of \$9,300,000 in LIFT resources for this project, with the expectation that the project retains the characteristics submitted in the Impact Assessment without substantial changes.

PROJECT DETAILS	
Project Description:	Residents will enjoy their own private decks with storage to encourage outdoor activities. The planned project is a wood framed, two-story, garden style walk-up building.
Anticipated closing date:	5/1/2026



Focus Population(s):	Family/Workforce, Veterans
ERJ Strategy:	The expected languages spoken and written by potential residents of Olalla Meadows have been identified as English and Spanish. Pinehurst Management utilizes live translation software for both verbal and written translation needs. Northwest Coastal Housing's (NWCH) Resident Coordinator and Housing Navigator also use translation technology (Translation pens.) for immediate translation when working with non-English speaking residents on demand. Marketing materials will be translated by culturally specific partners Central De Luto, tribal liaisons, and Faith, Hope & Charities. A focus is also being placed on culturally relevant services for expected residents who are part of local native nations.
Resident Services:	<p>Lincoln County affordable housing waitlists currently identify a great need for smaller units, this was taken into consideration when designing the property and maximizing 1-bedrooms, while still including some 2-bedroom units for flexibility. NWCH is providing resident services for the property and will provide support in the following areas, but not limited to:</p> <ul style="list-style-type: none"> <li>• Financial literacy and wealth building</li> <li>• Hospice navigation</li> <li>• First time homebuyer navigation</li> <li>• Transportation coordination for health services</li> <li>• Crisis intervention, conflict resolution, and residency coaching for housing stability</li> </ul> <p>Additional agencies NWCH partners with for resident services assistance are Lincoln County Human &amp; Health Services, Lincoln County VA Office, CSC, Family Promise, Oregon State University, Social Security Administration, and Lincoln County Worksource.</p>
Location Preferences:	<p>Toledo is located close to the Oregon Coast near Florence. The project will be located next to ample green space and is within .6 miles of 4 parks. While the site does not have a high walkability score, it is within access of dial-a-ride, Ride-Line, Lincoln County Public Transit, and Tribal services shuttles. The nearest Head Start is located 2 miles from the site.</p> <p>The property has a walk score of 3 out of 100.</p>

## Olalla Meadows





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## Housing Stability Council Project Summary

SUMMARY			
Project Name:	Phoenix Corner		
City:	Phoenix	County:	Jackson
State House District:	5	State Senate District:	3
Sponsor Name:	Stewardship Development/Oregon Human Development Corporation (OHDC)		
Urban/Rural:	Rural	Total Units:	88
		Total Affordable Units:	88
# Rent Assisted Units:	0	Units by Size & Affordability:	24 1 BR at 60% AMI 32 2 BR at 60% AMI 32 3 BR at 60% AMI
# of Units with OHCS PSH Services Funding:	0		
Cost Per Unit:	\$376,281	Construction Type:	New construction
Affordability Term:	60 years	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
4% LIHTC Request PAB Request OHCS Gap (LIFT)	\$1,178,236 \$16,900,000 \$19,520,000	Total project cost:	\$33,112,757

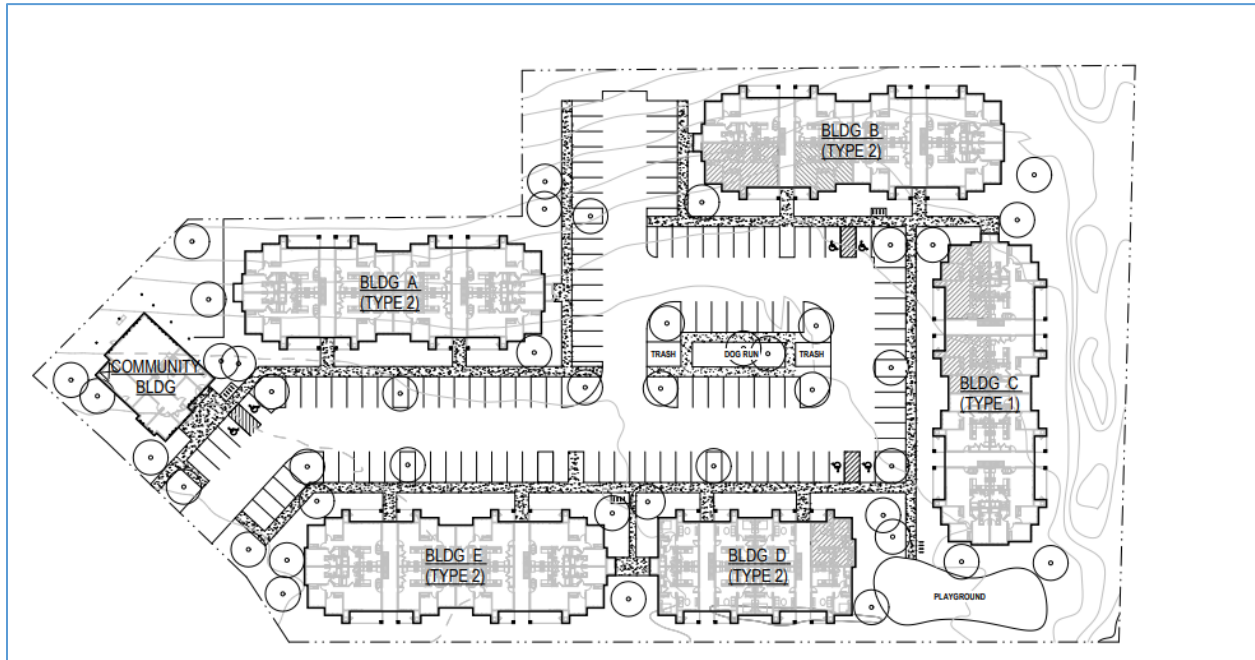
This project is currently in the Impact Assessment step and there may be changes as it progresses through the ORCA process. We recommend to Housing Stability Council the reservation of an up to amount of \$19,520,000 in LIFT resources for this project, with the expectation that the project retains the characteristics submitted in the original application without substantial changes.



PROJECT DETAILS	
Project Description:	Phoenix Corner will create 88 apartments at 60% AMI, providing affordable housing for residents in Phoenix, Oregon. The garden style two- and three-story buildings will be accompanied by a community clubhouse, laundry facilities, community garden, dog park, and numerous resident gathering areas.
Anticipated closing date:	November 2025
Focus Population(s):	Low-income households with a focus on Hispanic and agricultural workers
ERJ Strategy:	<p>Oregon Human Development Commission (OHDC) is dedicated to supporting Black, Indigenous, and other tenants of color, particularly within the farmworker community which largely consists of Hispanic and Indigenous individuals. They provide a range of culturally specific services and programs to support these groups in their housing and employment needs.</p> <p>Both OHDC and Stewardship Development have written non-discrimination and Fair Housing policies that outline their commitment to creating and honoring culturally specific environments that support the diverse needs of the communities they serve.</p>
Resident Services:	<p>Phoenix Crossing resident services and workforce training programs will be managed by Cornerstone Community Housing. Cornerstone has over 30 years of experience delivering resident services across Oregon and an existing relationship with Stewardship Development. The resident services provided will fall into 5 different categories that include 1) youth development, 2) food &amp; nutrition, 3) community building, 4) financial stability, and 5) health &amp; wellness. Onsite resident services staff will assist in the design, set-up, and implementation of all programs and services. All programs are offered on-site and include after-school activities for children, food distribution programs, and referrals for rent and food assistance.</p> <p>OHDC is a culturally specific Community Action Agency and will also provide culturally specific resident services, with a focus on serving the Latinx and agricultural worker populations.</p>
Location Preferences:	Blue Heron Park is located within 1.5 miles, several groceries stores/markets are located within .7 miles, and Rogue Valley Transportation District operates a Lift and TransLink Medicaid services to support transportation needs of older adults, people with disabilities, and low-income individuals and families.



Phoenix Corner





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## Housing Stability Council Project Summary – Impact Assessment Application Step

SUMMARY			
Project Name:	Retro Electro		
City:	Salem	County:	Marion
State House District:	21	State Senate District:	11
Sponsor Name:	ASM9, LLC and Issac's Room		
Urban/Rural:	Urban	Total Units:	16
		Total Affordable Units:	16
# Rent Assisted Units:	0	Units by Size & Affordability:	7 Studios at 60% AMI 9 1-BR at 60% AMI
# of Units with OHCS PSH Services Funding:	0	Manager's unit/size	n/a
Cost Per Unit:	\$428,808	Construction Type:	New Construction
Affordability Term:	30	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
Total OHCS Request:	\$4,130,000	Total project cost:	\$6,796,923

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 amount of up to \$4,130,000 in LIFT resources for this project, with the expectation that the project retains the characteristics submitted in the Impact Assessment without substantial changes.

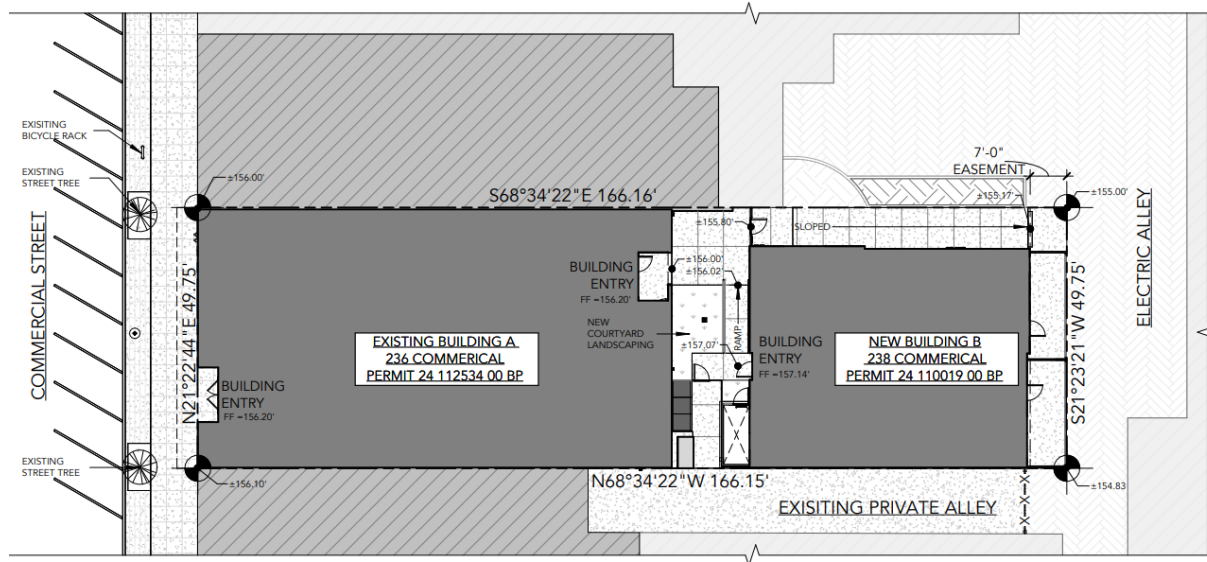
PROJECT DETAILS	
Project Description:	Retro Electro is a new construction project that will provide 16 units of rent-restricted multifamily housing to individuals at or below 60% AMI with a focus on divested youth including foster children, homeless individuals, and those previously in the juvenile justice system.



	Also on site is a historic building originally constructed in 1887. This building is in the process of being redesigned and will include a public laundromat and 2917 SF of storage space, both of which will benefit the Applicant’s future tenants. This will be completed as a separate project. OHCS funding is not being requested to assist in the redevelopment of this building.
Anticipated closing date:	8/1/2026
Focus Population(s):	Divested youth including foster children, homeless individuals, and those previously in the juvenile justice system.
ERJ Strategy:	<p>Youth enrolled in the IKE Quest program, many of whom may become future tenants, make up a diverse group that currently consists of individuals who identify as follows: 45% Latino/a/x or Hispanic, 35% White, 8% Native American, 8% Pacific Islander, and 4% Asian.</p> <p>The primary language spoken by the target population is English, though some prospective residents may speak Spanish. Leases and outreach materials are made available in both languages. The property manager has staff capable of speaking Spanish and will assure that all forms, documents, and other materials used are properly translated and made available in Spanish as well as English. This is in line with the Affirmative Fair Housing Marketing Plan that aims to target Hispanic/Latinx families and individuals.</p> <p>Those individuals who speak another language, such as an Indigenous language, will be addressed on a case-by-case basis using electronic translation services until it is determined whether a longer-term solution is necessary.</p>
Resident Services:	<p>ASM9 and Isaac’s Room are partnering together on this project to address the needs of the target population: divested youth, including foster children and those aging out of the foster care system, alternative education students, including those who may be homeschooled, and those in or who have previously been in the juvenile justice system.</p> <p>In addition to providing housing for the target population, the project, through Isaac’s Room, provides residents with opportunities to build character and confidence, to gain valuable work experience and job references, to develop transferable job skills, and assemble both formal and informal support systems consistent of coworkers, mentors, and peers.</p>

	<p>Isaac’s Room operates the IKE Quest program, which employs a strengths-based approach serving approximately 50 economically disadvantaged and/or culturally marginalized transitional youth (ages 16-21) in three to four annual cohorts.</p> <p>The program includes three phases: 1) Training Camp, consists of physical exercise, a Key Ideas curriculum, and family-style dinners; 2) Internship, practicing employable skills through service-learning projects, and 3) Apprenticeship, paid training and mentorship in all aspects of Isaac’s Room’s coffee shops including cleaning, serving as a barista, baking, food prep/line cook, customer service, clerical, etc.</p> <p>Additionally, IKE Quest provides housing assistance, financial literacy training, and personal life coaching and mentorship. Objectives of IKE Quest include that youth become invested and self-sufficient contributors in society, educated assets in their community, and strong leaders.</p> <p>The program will be expanded with the addition of this housing project to include a full-time housing program manager who will work with the existing house manager. Programming is related to a continuation of IKE Quest by providing courses and education on financial literacy, providing support services to tenants, wrap-around services for crises, and proactive efforts to foster community and individual wellness.</p>
<p>Location Preferences:</p>	<p>The site is located near Riverfront Park, a 26-acre park. Additional pocket parks exist just beyond the ½ mile border including Marion Square Park 0.6 miles to the north and Pringle Park 0.8 miles to the south.</p> <p>The subject site is 0.3 miles from the Downtown Transit Center where 21 routes service the city. Additionally, the Center at Liberty stop is 0.2 miles to the north and the Liberty at Ferry stop is 0.3 miles to the south.</p> <p>The property has a walk score of 79 out of 100.</p>

## Retro Electro



### SITE PLAN

SCALE: 1" = 20'-0"





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## Housing Stability Council Project Summary – Impact Assessment Application Step

SUMMARY			
Project Name:	Sheridan Road MHC		
City:	Sheridan	County:	Yamhill
State House District:	24	State Senate District:	12
Sponsor Name:	10k Doors, LLC		
Urban/Rural:	Rural	Total Units:	18
		Total Affordable Units:	18
# Rent Assisted Units:	0	Units by Size & Affordability:	10 2-BRs at 60% AMI 8 3-BR at 60% AMI
# of Units with OHCS PSH Services Funding:	0	Manager's unit/size	n/a
Cost Per Unit:	\$342,122	Construction Type:	New Construction
Affordability Term:	30	# of Units with Non-OHCS Requirements:	
Estimated Funding Request			
Total OHCS Request:	\$5,935,000	Total project cost:	\$6,158,788

This project is currently in the Impact Assessment step and there may be changes as it progresses through the ORCA process. We recommend to the Housing Stability Council the reservation of an up to amount of \$5,935,000 in LIFT 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:	Sheridan Road MHC is an 18-home manufactured home community, located in Sheridan, Oregon. The approximately two-acre parcel will include improvements to support manufactured homes and a playground. The community will include both 3-bedroom and 2-bedroom units. Each manufactured home will have a driveway and a porch.



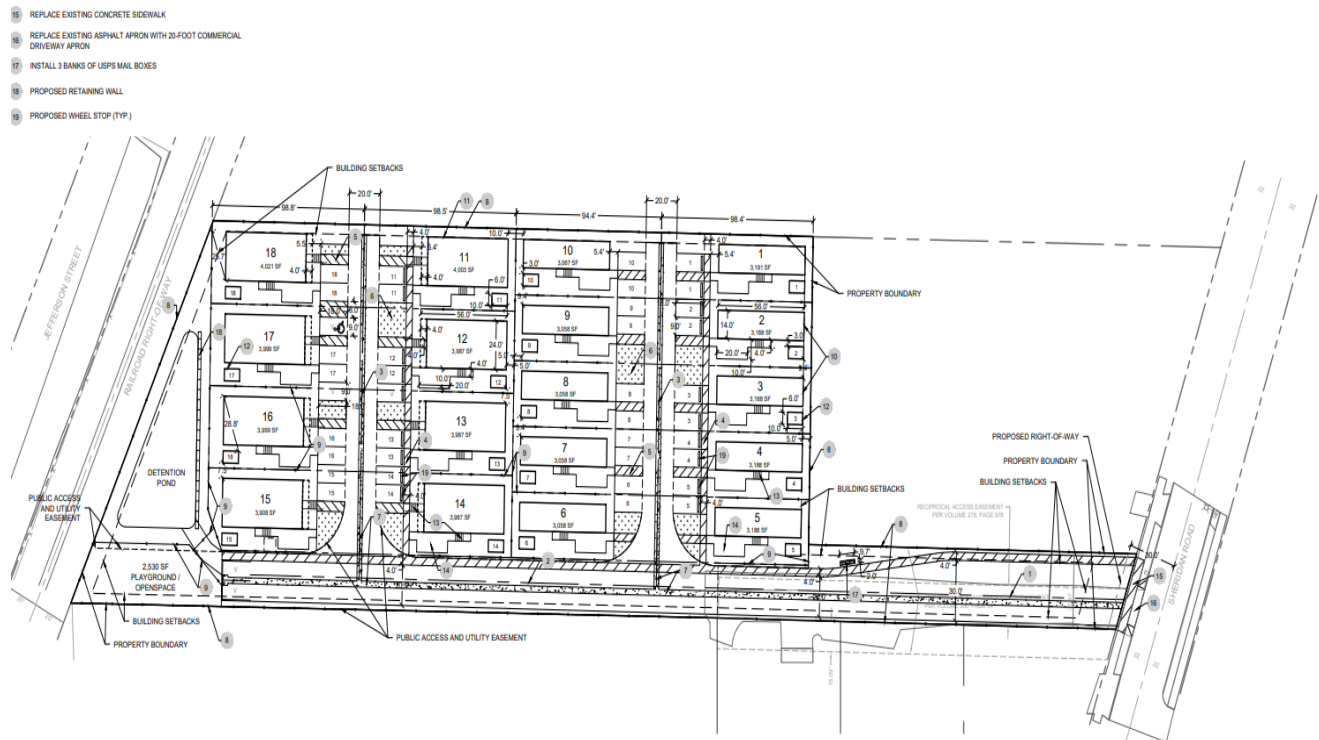
Anticipated closing date:	7/1/2026
Focus Population(s):	The homes will serve families at or below 60% AMI. The developer will set aside at least five units for agricultural workers.
ERJ Strategy:	<p>Before the project began, the principals interfaced with a number of BIPOC focused organizations to explore how the potential for this project might fit in with their mission. These organizations include CASA of Oregon, Bienestar Oregon, the Housing Authority of Grand Rhonde and the Farmworker Housing Development Corporation.</p> <p>The developer has a MOU with Yamhill Community Action Partnership (YCAP). YCAP will partner with Applicant to refer potential tenants to the project. YCAP focuses on serving Hispanic/Latino communities.</p> <p>YCAP provides interpretation and translation services, as well as alternative communication methods, at no cost to residents. YCAP partners with community based and culturally specific organizations to provide services on a referral basis and regularly seeks out new providers when needed to ensure that resident needs are met.</p> <p>Ensuring all current and future residents can understand the read and comprehend all property management documentation, we will provide interpretation and translation services, as well as alternative communication methods, at no cost to residents. This will require coordination by property management with interpretation and/or translation providers to assist residents if property staff are not proficient in the resident's primary language.</p>
Resident Services:	<p>The operating agreement for the project includes \$30,000 per year to Yamhill Community Action Partnership (YCAP) to provide services at the property. As outlined in the draft MOU, those services include: completion of paperwork for income certification, assistance with property management issues, assistance with relocation if necessary, and referrals to appropriate services when necessary to assist families in maintaining their economic wellbeing and physical and mental health, as well as mitigating issues relating to lease compliance/avoidance of eviction and remaining stably housed.</p> <p>YCAP will provide experienced resident services coordinator(s) to provide services relating to completion of paperwork for income certification, assistance with property management issues, assistance with relocation if necessary, and referrals to appropriate services when necessary to assist families in maintaining their economic wellbeing and physical and mental health, as well as mitigating issues relating to lease compliance/avoidance of eviction and remaining stably housed. The priorities will be ensuring housing retention, handling crises and emergencies and supporting wellness for residents at Sheridan Road MHC.</p>



## Sheridan Road MHC – Housing Stability Council

	<p>The proposed services will support the identified population, including agricultural workers, as low-income tenants often struggle with the negative effects of generational poverty. This may also include a lack of financial literacy or not knowing where to access help. Additionally, the target population are often dealing with the stress of unstable housing or mistrust/fear of property management. Having an experienced resident services coordinator to assist tenants with productive communication with management, access to resources and advice to keep the identified population housed will help ensure housing stability.</p>
Location Preferences:	<p>In addition to the playground that will be located at the project, Sheridan City Park is 1 mile away. The Sheridan Community Garden is approximately .3 miles away. Sheridan High School, with ball fields and a track, is .6 miles away. The following grocery stores are nearby Sheridan Select Market (.5 miles away); Grand Sheramina Food Pantry (.6 miles away); and American Market (.6 miles away). The City of Sheridan has bus service provided by the Yamhill County Transit District. Transit services include regularly scheduled bus routes from Monday to Saturday, Dial-a-Ride, and Para-Transit Services. First Transit is the operator of the scheduled bus routes and the Para-Transit System.</p>

### Sheridan Road MHC







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## Housing Stability Council Project Summary – Impact Assessment Application Step

SUMMARY			
Project Name:	The Coleman		
City:	Eugene	County:	Lane
State House District:	14	State Senate District:	7
Sponsor Name:	Homes for Good		
Urban/Rural:	Urban	Total Units:	52
		Total Affordable Units:	51
# Rent Assisted Units:	0	Units by Size & Affordability:	12 Efficiency at 60% AMI 39 1-BRs at 60% AMI 1 Manager's Unit
# of Units with OHCS PSH Services Funding:	0		
Cost Per Unit:	\$445,729	Construction Type:	New Construction
Affordability Term:	30 years	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
OHCS gap request OAHTC	\$13,680,000 \$ 2,540,000	Total project cost:	\$23,177,906

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 which would be \$13,680,000 in LIFT resources and \$2,540,000 in OAHTC to attach to a permanent loan from a lender to be determined, 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>The Coleman is a four-story 52-unit Affordable Housing. The first floor contains supportive service offices for residents, community space, meeting rooms, a fitness center, laundry, office space, and a corridor with a local art display. The remaining floors are residential. 30 parking spaces will be provided along with landscaping to provide privacy for the property and a rain garden for water catchment.</p> <p>The Coleman is intended to serve individuals exiting Sponsors, Inc’s transitional housing program by providing permanent housing with on-site supportive services. Sponsors, Inc. is a private nonprofit organization that provides supportive housing and transformative reentry services to individuals returning to Lane County post-incarceration.</p>
Anticipated closing date:	7/1/2026
Focus Population(s):	The development specifically targets people exiting transitional housing.
ERJ Strategy:	<p>Homes for Good Housing Agency takes seriously its efforts to advance racial equity. This is reflected through our Strategic Equity Plan (SEP) and our Hate and Racial Bias Toolkit. As a result of our SEP, we have been working with the NAACP, Plaza de Nuestra Comunidad, and other organizations across various departments. In addition to our SEP, Homes for Good has recently developed a Hate and Racial Bias Toolkit. This toolkit’s purpose is to document, track, and respond to instances of hate and racial bias in our programs. Homes for Good serves a broad population across Lane County, and we strive as an organization to ensure that all of our participants can achieve the same level of peaceful enjoyment in their communities.</p> <p>Homes for Good largely serves a higher percentage of BIPOC residents in comparison to the number of BIPOC residents reflected in the American Community Survey (ACS). As Homes for Good brings The Coleman online, we are committed to working closely with the onboarding property management to ensure that their values are aligned with ours regarding equity and racial justice.</p> <p>Homes for Good’s AFHMP identifies English and Spanish speakers as a population that will be served at The Coleman and that are prominent in the Eugene area. Tenant facing materials will be translated into Spanish as needed by the Immigrant and Refugee Community Organization (IRCO) based out of Portland, OR to ensure accurate and culturally responsive translations.</p>

<p>Resident Services:</p>	<p>The property will utilize operating capital for on-site resident services staff as the intention is to provide quickly accessible and available resident services options to the tenants of the building. The intention of The Coleman is to house individuals exiting the criminal justice system and who are seeking stability, services, and support in getting reestablished in the workforce and in housing.</p> <p>The project addresses the needs of this focus population by providing an extensive service center on the first floor where residents will be able to meet with their case workers and resident service providers, attend classes hosted by Sponsors, Inc. or other local agencies, and access technology to help secure or maintain employment.</p> <p>The resident services described below have been developed in direct response to the unique needs of a reentry population and are not speculative in nature. Sponsors have developed and refined this service delivery model through more than 50 years of experience providing direct services to this population. The services available to residents of The Coleman are as follows:</p> <ul style="list-style-type: none"> <li>• Workforce and Education Resource Services</li> <li>• Holistic Health and Wellness</li> <li>• Financial Self-Sufficiency Support</li> <li>• Quality, Long-Term, Drug and Alcohol-free Housing</li> <li>• Coordination with Property Management</li> <li>• Tenant Stabilization and Skill Building</li> <li>• Community Building</li> </ul> <p>Sponsors, Inc. will hold focus groups with current and past participants in Sponsors Transitions Program and long-term housing facilities during the design phase to inform the layout of the Coleman’s ground floor, including the relocated Reentry Resource Center. Sponsors, Inc. and Property Management staff will remain in close communication with residents to seek feedback and input through informal 1:1 meetings and periodic all-resident meetings. There will also be a comments box in a highly visible place on the ground floor where residents can provide written suggestions and feedback.</p>
<p>Location Preferences:</p>	<p>The property is 0.5 miles from both Trainsong Park and Lark Park. The property is 0.1 miles from Tortilleria El Chile, a small Hispanic grocery store, and 0.4 miles from Dollar General. Three bus lines have stops within 0.1 miles of this location, the lines provide access into Eugene and into Junction City. The property is located within the Fairfield Elementary School boundary which has a score of 8 out of 10 on GreatSchools. The property has a bike score of 91.</p>

August 01, 2025 HSC Material



**THE COLEMAN**  
EUGENE, OREGON  
HOMES FOR GOOD & SPONSORS, INC.

SITE PLAN

FULL SIZE  
ON 11X17

date 08-01-23  
d.b. ADD

A0



**OREGON HOUSING *and*  
COMMUNITY SERVICES**

725 SUMMER STREET NE, SUITE B | SALEM, OR 97301  
503-986-2000 | [www.oregon.gov/OHCS](http://www.oregon.gov/OHCS)

## Housing Stability Council Project Summary

SUMMARY			
Project Name:	The Lucy		
City:	Eugene	County:	Lane
State House District:	13	State Senate District:	7
Sponsor Name:	Cornerstone Community Housing		
Urban/Rural:	Urban	Total Units:	36
		Total Affordable Units:	36
# Rent Assisted Units:	0	Units by Size & Affordability:	6 1-BR at 60% AMI 21 2-BR at 60% AMI 9 3-BR at 60% AMI
# of Units with OHCS PSH Services Funding:	0		
Cost Per Unit:	\$422,506	Construction Type:	New construction
Affordability Term:	60 years	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
OHCS Request	\$12,030,000	Total Project Cost	\$15,210,207

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 \$12,030,000 in LIFT resources for this project, with the expectation that the project retains the characteristics submitted in the original application without substantial changes.

PROJECT DETAILS	
Project Description:	The Lucy is comprised of three 3-story buildings, each containing 12 units, totaling 36 apartments affordable to households at 60% AMI. The three structures are arranged around a single-story community building, which serves as the gathering center of the development. The center building includes on-site offices for management and resident services staff, a fully equipped kitchen and storage, enabling a variety of



	programs and community events. Adjacent to the community building is a play area that includes a play pump, dry creek bed, climbing structure, landscaping with boulders, paths, and small bridge. Raised garden beds are available for all community members, with a garden club providing structured programming.
Anticipated closing date:	October 2025
Focus Population(s):	Low-income households
ERJ Strategy:	<p>Cornerstone Community Housing developed a Diversity, Equity and Inclusion statement in 2019 to affirm organizational commitment to diversity, equity and inclusion and acknowledge a history of housing discrimination. Their submitted DEI Agreement emphasized goals that will require ongoing engagement, recruitment, and education of staff, board, residents and stakeholders.</p> <p>Cornerstone has a history of strong partnerships with culturally specific organizations and has executed MOUs for The Lucy with NAACP, Centro Latino Americano, and the Catholic Community Services immigrant refugee program. They will expand their partnership with Plaza Comunidad, formerly three separate partners (Centro Latino Americano, Downtown Languages and Huerto de la Familia) who merged to better serve the Lane County community. Their mission is to support the lives of Latinx and immigrant community members by creating a safe space that fosters leadership, education, wellness, and connection.</p> <p>The resident services coordinator at The Lucy will be bilingual and a certified Peer Support Specialist, increasing the ability to connect with and offer services for Latinx populations.</p>
Resident Services:	<p>Cornerstone Community Housing is the property owner and the resident services provider, making their Healthy Homes program available to all residents at The Lucy. The Healthy Homes program has five focus areas: Food Security, Youth Development, Health and Wellness, Economic Stability, and Community Connections. In some cases, the Resident Services program is offered in alignment with case management services being provided to households through specific rental assistance programs like TANF or Housing Choice Voucher programs. The resident services teams will work on-site and closely with property management to identify households who fall behind on rent and help put a housing plan in place to ensure housing retention. Resident Services Coordinators are also trained and certified as Peer Support Specialists (PSS). “Resident Resource Hours” will be available for residents who need additional one-on-one support obtaining rent or utility assistance, additional food resources, or other community resources.</p>

## The Lucy – Housing Stability Council

<p>Location Preferences:</p>	<p>The Lucy is located just over 0.25 miles from the Ruth Bascom Willamette River Greenway System and Bike Path. This park connects through Eugene to Springfield along the Willamette River and provides bicycling and pedestrian access to numerous parks, playgrounds, and the Cuthbert Amphitheater. The property has a bike score of 80.</p> <p>The two closest grocery stores (Albertson's and Fred Meyer) are located just over the half mile threshold (0.55 miles) and The Lucy proposes to meet the alternative option by providing an Extra Helping Program and access to Food Pantry and Food box delivery.</p> <p>Head Start of Lane County is .2 mile from The Lucy.</p>
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## The Lucy



DATE: August 1, 2025

TO: Housing Stability Council  
Andrea Bell, Executive Director

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

SUBJECT: Oregon Centralized Application (ORCA) August 2025 Update

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ORCA is one of the primary ways the state advances housing progress. This document expands and provides 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.

With the new investments from the 2025 Oregon Legislature, this month represents the transition of ORCA to allocate those funds to projects in the ORCA waitlist pipeline. Though there was significant investment in housing production, it was less than anticipated in the Governors Recommended Budget and we expect the resources will be swiftly reserved to projects at the top of our waitlist where the funds are sufficient to do so. Project recommendations to Housing Stability Council will begin in August and we expect that most resources could be fully committed to projects on the current ORCA waitlist as soon as October of this year.

### ORCA pipeline as of 7-22-2025:

	Intake	Impact Assessment	Resource Waitlist	Financial Eligibility	Commitment	Total
# Projects	68	89	38	16	7	<b>218</b>
# Units	5,185	6,160	2,679	1,403	523	<b>15,950</b>
\$ Requested	\$958,131,045	\$1,441,703,176	\$691,073,457	\$214,701,356	\$136,976,600	<b>\$3,442,585,633</b>

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



## Key updates:

- **An updated ORCA manual has been published to the OHCS website.** The updated ORCA manual incorporates framework updates adopted by Housing Stability Council (HSC) at the July HSC meeting. The public can view the updated manual and a redlined version on [OHCS's website](#). As described at the last HSC meeting, set-asides have been updated based on partner feedback to more equitably distribute funding geographically, including truly rural areas.
- **Critical new legislative investments from the 2025-27 biennium are now allocated through the ORCA. Over the next few months, these resources will be matched with projects in the current ORCA waitlist and Housing Stability Council recommendations will continue until resources are fully subscribed.** OHCS recently refreshed its [currently available resources document](#). This document provides information about the resources OHCS intends to award through the ORCA by funding source and set-aside. As ORCA's waitlist pipeline exceeds the resource investment, we anticipate the bulk of new resources offered this year will be fully subscribed within the next few months. At the August Housing Stability Council conversation, we will spend some time overviewing the waitlist process and resource match-making approach.
- **Nine projects are being recommended for resource commitment at the August HSC meeting.** In order to ensure readiness for new legislative investments, OHCS worked with project sponsors in the past month to receive updates of project financial proformas and impact assessment applications. These are projects that have demonstrated readiness to proceed and are at the top of their applicable waitlist category. Additional information is included in the HSC packet.
- **9% LIHTC Update:** last month we provided an update on the selection of projects to move forward in ORCA through Impact Assessment with a reliance on 9% LIHTC and up to \$3M in paired gap subsidy. Federal policy changes made related to the Low-Income Housing Tax Credit program translate into a 12 percent increase in 9% LIHTC allocated to the states, which means that we are able to support one more project with the resources. That project is:
  - Path Home Family Village Housing
    - Sponsor: Path Home (DBA Portland Homeless Family Solutions)
    - Location: Portland
    - LIHTC Request: \$2,000,000
    - 36 Units (18 permanent supportive housing)

## Pipeline summary:

### Step: Intake

There are 32 projects that recently submitted Intake information that will likely move to Impact Assessment soon.

Finally, there are 36 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 moved 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, excluding preservation projects. Those three steps are: Impact Assessment (and resource waitlist); Financial Eligibility; and Commitment.

### Step: Impact Assessment

There are 75 projects that are actively working on their Impact Assessment applications, which is down from last month. 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 14 projects that have submitted their Impact Assessment application and are being actively reviewed by OHCS.

### Step: Resource Waitlist

There are a total of 38 projects currently awaiting resources. Of these, 32 projects are seeking gap-only resources, and 6 projects are seeking 4% tax credits and gap resources.

OHCS recently refreshed its [currently available resources document](#) and its [set-aside strategy](#) in order to commit new legislative investments for the 2025-27 biennium. Here is a summary of current resource availability:

- **LIFT:** Approximately \$339M of the state's new \$450M investment of Local Innovation and Fast Track (LIFT) Article XI-Q bonds have been allocated to be offered to the ORCA this year. This represents all available resources except for those held back to support other uses including for new modular legislative priority, and 9% LIHTC offerings. These funds are offered with set-asides for Culturally Specific Organizations as well as for four new geographic regions which include: Portland Metro Counties, Urban Areas, Suburban Areas, and

Rural Areas. Within each of these geographic regions we have more heavily given preference for tax credit leverage use of the gap funds in the urban areas where we see larger projects and stronger marketability for tax credit investment.

- *PSH*: Approximately \$125M is currently offered to support the development of Permanent Supportive Housing (PSH). This includes set-asides for Oregon Supportive Housing Institute participants, as well as dedicated resources for the Culturally Specific Organizations as well as the four new geographic regions. Resources to be offered as gap subsidy for 9% LIHTC are held back from the funds currently offered.
- *GHAP/HDGP*: Approximately \$20M is available from the General Housing Account Program (GHAP) and Housing Development Grant Program (HDGP) for Native Nations projects.
- *GHAP Veterans*: Approximately \$6M is available for supporting Veterans projects.
- *GHAP Capacity Building*: An additional \$2.4M in organizational capacity building grants will be made available in the ORCA in September 2025.
- *HOME*: Approximately \$13M available for HOME Balance of State projects.

OHCS will match ORCA waitlist projects with available resources to bring forward funding recommendations over the next several months and anticipates that the majority of offered resources will be fully subscribed with the current ORCA waitlist pipeline.

Future resources anticipated to be offered through the ORCA include: stabilization and preservation, gap funds for older adults and persons with disabilities, and direct lending.

#### *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 working to update its public dashboard with additional information about development readiness (local government entitlements, permitting, environmental review, etc.) to increase transparency of production delays/barriers outside of OHCS's control.

#### *Step: Commitment*

There are currently 7 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: August 01, 2025

To: Housing Stability Council Members  
Andrea Bell, Executive Director

From: Liz Weber, Director of Housing Stabilization  
Jill Smith, Assistant Director of Energy Services  
David Kaufman, Energy Assistance Program Coordinator

Subject: Oregon Housing and Community Services' Energy Assistance Programs

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**Summary:** Housing Stability Council briefing on the Draft 2026 Low-Income Home Energy Assistance Program (LIHEAP) State Plan for Oregon and updates to the Oregon Energy Assistance Program (OEAP).

### **Background**

Among the programs offered through the Housing Stabilization Division, the Energy Services Section (ESS) operates two energy assistance programs: the Low-Income Home Energy Assistance Program (LIHEAP) and the Oregon Energy Assistance Program (OEAP). Both programs are operated through the Community Action Agency (CAA) network and provide bill payment assistance to eligible households who have incomes at or below 60% State Median Income (SMI). Among other opportunities supported through LIHEAP, eligible households can receive bill payment assistance directly to their energy utility or, in some cases, as a direct payment to the household.

### **Energy Assistance Programs Overview**

Our first program, LIHEAP, is the larger of the two programs and is federally funded by the U.S. Department of Health and Human Services (HHS). Oregon received **\$47.4 million** for Federal Fiscal Year (FFY) 2024, which ended June 2024, and **\$41.7 million** for FFY 2025. FFY 2026 is still undetermined; the final federal budget and funding amounts have not yet been decided and authorized by Congress. Prioritizing households with elderly members, young children, members experiencing disabilities, and highest energy costs compared to income (or energy burden), LIHEAP provides low-income Oregonians with bill payment assistance, heating and cooling equipment repair and replacement, and energy education. The program is fuel-blind, supplementing home heating and cooling costs regardless of utility or primary fuel type.

Our second program, OEAP, is locally funded by Portland General Electric (PGE) and Pacific Power (PAC) ratepayers through a meter charge. Since an increase of \$5 million with House Bill 2134 (2017) effective January 2018, Oregon statute has authorized an annual collection of **\$20 million** for OEAP. Now that House Bill 3792 (2025) is signed by the Governor, this collection will

## OHCS' Energy Assistance Programs Briefing

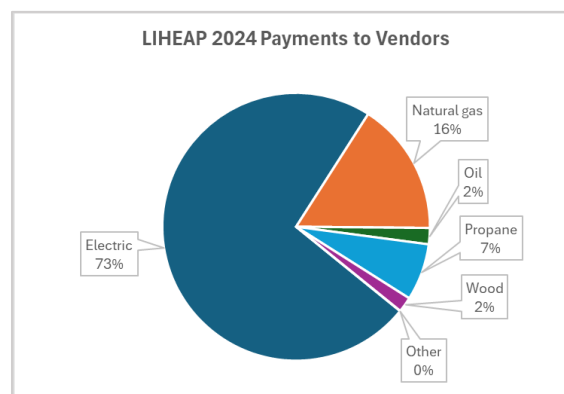
increase to **\$40 million** beginning January 2026. Prioritizing households who are in danger of having their electricity service disconnected, OEAP provides low-income PGE and PAC customers with bill payment and crisis assistance. The program must support households in PGE and PAC service territory.

### Key Program Outcomes

The following data provided below exemplifies the assistance provided through LIHEAP and OEAP for Program Year 2024, which operated October 1, 2023, through September 30, 2024. Program Year 2025 runs through September 2025 and, therefore, is not included in outcomes listed below.

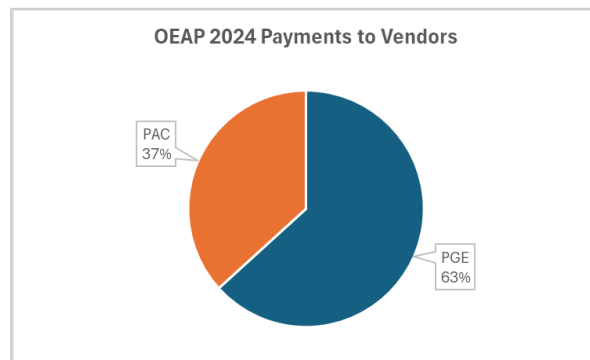
### LIHEAP Outcomes

- The CAA network provided energy assistance to over **59,100 unique households**, representing over **129,350 individuals**.
- Over **25%** of the households were first-time recipients.
- Households received an average of **\$483** in energy assistance.
- These payments prevented **over 37,100** energy service interruptions and restored **over 5,000** energy services already disconnected.
- Priorities met through these payments include:
  - **26,550 households (45%)** with elderly members,
  - **8,850 households (15%)** with young children (under 6 years of age),
  - **24,200 households (41%)** with members experiencing disabilities.
- Over **3,500 (3%)** of the individuals identified as veterans or active military members.
- Of individuals who provided their ethnic and racial diversity identification, these payments served:
  - **34,800 (28%)** individuals of Hispanic, Latino, or Spanish origins,
  - **2,300 (2%)** American Indian or Alaska Native individuals,
  - **2,550 (2%)** Asian individuals,
  - **8,350 (7%)** Black or African American individuals,
  - **1,600 (1%)** Native Hawaiian or Pacific Islander individuals,
  - **4,250 (4%)** multi-racial individuals.
- The following chart depicts those primary heating sources of households served with LIHEAP:



### OEAP Outcomes

- The CAA network provided electric assistance to over **32,850** unique households, representing over **78,150** individuals.
- Over **25%** of the households were first-time recipients.
- Households received an average of **\$492** in electric assistance.
- These payments prevented over **17,700** electric service interruptions and restored over **1,800** electric services already disconnected.
- Priorities met through these payments include:
  - **12,750 (39%)** households with elderly members,
  - **5,750 (18%)** households with young children (under 6 years of age),
  - **12,550 (38%)** households with members experiencing disabilities.
- Over **1,650 (2%)** of the individuals identified as veterans or active military members.
- Of individuals who provided their ethnic and racial diversity identification, these payments served:
  - **24,300 (32%)** individuals of Hispanic, Latino, or Spanish origins,
  - **1,450 (2%)** American Indian or Alaska Native individuals,
  - **2,000 (3%)** Asian individuals,
  - **7,350 (12%)** Black or African American individuals,
  - **1,250 (2%)** Native Hawaiian or Pacific Islander individuals,
  - **2,300 (4%)** multi-racial individuals.
- The following chart depicts the payments provided to PGE customers compared to those provided to PAC customers:



### LIHEAP State Plan Application and Process

HHS offers applications to states, territories, and tribes for the administration of LIHEAP. Six of Oregon's nine tribes that receive LIHEAP funds directly from HHS are the:

- Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians,
- Confederated Tribes of Grand Ronde,
- Confederated Tribes of Siletz Indians,
- Confederated Tribes of Warm Springs,
- Cow Creek Band of Umpqua Tribe of Indians, and

## OHCS' Energy Assistance Programs Briefing

- Klamath Tribes.

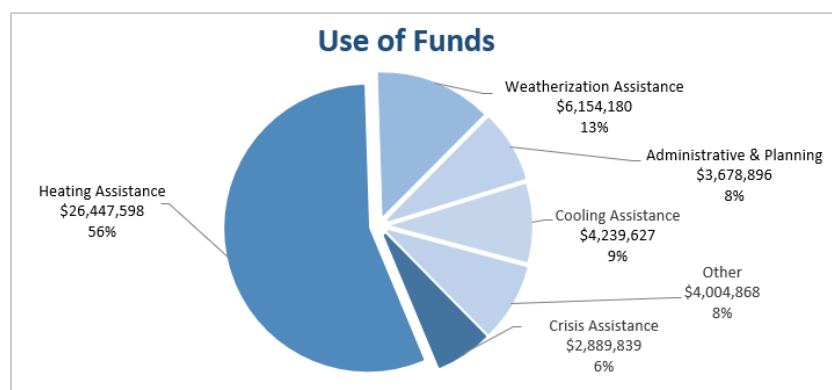
Members of these tribes apply directly through their internal tribal processes until their funds are exhausted. Once those funds are exhausted or for members of the three other tribes in Oregon—Confederated Tribes of the Umatilla Indian Reservation, Coquille Indian Tribe, and Burns Paiute Tribe—members apply through their local CAA. OHCS collaborates with the tribes occasionally as questions arise and, for a few, while utilizing our database, but otherwise operations remain independent of each other.

Through the State Plan process, Oregon applies for LIHEAP as the grantee. Statewide allocation to the CAA network is then calculated using the LIHEAP funding formula measures based on household income, energy affordability, and population.

There are four elements to LIHEAP assistance, which OHCS articulates through the state plan for Oregon. These include:

- **Bill payment assistance.** This includes heating, cooling, and crisis payments. Most payments are made directly to a utility or fuel vendor on behalf of a client. To qualify, the household must have an income at or below 60% SMI.
- **Crisis assistance.** This allows Oregon to offer limited heating and cooling equipment repair, replacement, and installation.
- **Weatherization assistance.** Up to 15% of LIHEAP funds are directed to Weatherization activities at no cost to households at or below 200% of FPL. Services provided may include ceiling, wall, and floor insulation; energy-related minor home repairs; energy conservation education; air infiltration reduction; furnace repair and replacement; or heating duct improvements.
- **Assurance 16.** HHS allows a maximum of 5% of LIHEAP funds to be used to provide services that encourage and enable households to reduce their home energy needs and thereby the need for energy assistance. Allowable uses of these funds include needs assessments, budget planning, arrearage management, energy education, energy saving incentives, and supplemental bill payment.

For Program Year 2024, OHCS awarded LIHEAP funds through the following mechanisms and uses:





## **OHCS' Energy Assistance Programs Briefing**

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The Draft 2026 LIHEAP State Plan for Oregon is due to HHS no later than September 2, 2025. Having posted the proposed plan for public comment beginning July 14, OHCS will facilitate a public hearing on July 30, accepting public comment until the end of that day.

ESS staff participate in at least four formal meetings with the CAA network throughout the year, specifically relating to energy assistance and weatherization. In addition to those meetings, there are other various meetings throughout the year involving larger and smaller groups of the CAA network, other partners, utilities, and program stakeholders. This process allows continuous review of the LIHEAP program operations in Oregon and encourages collaborative problem solving.

### **Proposed 2026 State Plan Changes**

The Draft 2026 LIHEAP State Plan for Oregon can be viewed at [this link](#). The LIHEAP State Plan does not typically change substantially from one year to the next. Most of the changes for the 2026 State Plan are minor edits and routine annual updates, such as benefit amounts, any current audit results or fiscal changes since the previous year, and details of the required annual public hearing.

Changes for the 2026 LIHEAP State Plan include:

- (Section 1.2) Slight adjustments made to the cost allocations for each category of use. Heating and year-round crisis assistance payments were increased, balancing the decreases with cooling and summer crisis assistance payments.
- (Section 1.4) Removed the categorical eligibility referencing programs outside of OHCS. As requested by HHS, these programs do not lead to automatic eligibility for LIHEAP.
- (Sections 2.6 and 3.6) The benefit matrices will be updated once FFY 2026 funds are announced.
- (Sections 4.2 and 4.3) Clarified the definitions of crisis and life-threatening crisis. Changes specify that eligibility must first be met to receive assistance and provided specific timelines.
- (Section 4.15) Added wood and pellet stove purchase to eligibility for year-round crisis. Previously, only heating system and cooling system repair and replacement were eligible.
- (Sections 8.1 and 8.5) Added Oregon Human Development Corporation (OHDC) to the list of local administering agencies. As directed by statute and under the advice of the Oregon Department of Justice, OHDC will provide LIHEAP statewide alongside the CAA network.
- (Section 10) Provided updated attachments pertaining to program, fiscal monitoring, and audit requirements.
- (Section 13) Established general guidelines for the provision of using Assurance 16 funds to support client education. Allowable uses included budget planning, arrearage management, and energy saving incentives.

