

Housing Stability Council

MEETING MATERIALS PACKET



Dartmouth Crossing North
Tigard, Or.

December 05, 2025
9:00 a.m. – 10:45 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

Dec 05, 2025 9:00 a.m. – 10:45 a.m.
Oregon Housing and Community Services
725 Summer St NE, Salem OR 97301

Webinar Mtg Only

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

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



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.

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 please visit Oregon Housing and Community Services online at <https://www.oregon.gov/ohcs/OSHC/Pages/index.aspx>

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.



**OREGON HOUSING *and*
COMMUNITY SERVICES**

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

Date: December 5, 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: December 2025 ORCA Funding Recommendations

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

- **Broadway Corridor in Portland, up to \$11,312,500 in PSH Capital Development funds, \$32,907,500 in LIFT funds and OAHTC to attach to a permanent loan of \$5,000,000 in alignment with the ORCA framework and process.**
- **Downtown McMinnville Affordable Housing in McMinnville, up to \$13,080,000 in LIFT funds and 1,599,150 in Agricultural Worker Housing Tax Credits in alignment with the ORCA framework and process.**
- **Metzger Park in Tigard, up to \$4,905,200 in Preservation funds in alignment with the ORCA framework and process.**
- **Minnesota Places II in Portland, up to \$12,870,000 in HDGP funds in alignment with the ORCA framework and process.**
- **Oak Terrace in Florence, up to \$3,303,367 in Preservation funds in alignment with the ORCA framework and process.**
- **Pelican's Perch in Brookings, up to \$1,945,811 in Portfolio Stabilization Program (PSP) funds in alignment with the ORCA framework and process.**
- **Veteran and Elder Village in Pendleton, up to \$4,940,000 in HDGP 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 59 project applications actively in the Impact Assessment step of the ORCA that applicants are in various stages of completing. The nine projects being recommended today have met all standards for the Impact Assessment step.

These seven projects will add a total of 375 new units to the state affordable housing stock and preserve 104 units of existing affordable housing. Rent restrictions on the units range in affordability from 50% AMI-80% AMI.

Development	Location	Number of units
Broadway Corridor	Portland	229
Downtown McMinnville Affordable Housing	McMinnville	72
Metzger Park	Tigard	32
Minnesota Places II	Portland	57
Oak Terrace	Florence	48
Pelican's Perch	Brookings	24
Veteran and Elder Village	Pendleton	17
	Total	479

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 workers, immigrants, and persons experiencing homelessness.

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.

Housing Stability Council Project Summary Impact Assessment Application Step

SUMMARY			
Project Name:	Broadway Corridor		
City:	Portland	County:	Multnomah
State House District:	33	State Senate District:	17
Sponsor Name:	Home Forward & Urban League of Portland		
Geographic Set Aside:	Metro	Total Units:	229
		Total Affordable Units:	229
# Rent Assisted Units:	60	Units by Size & Affordability:	75 Studios at 60% AMI 91 1-BR at 60% AMI 51 2-BR at 60% AMI 12 3-BR at 60% AMI
# of Units with OHCS PSH Services Funding:	35	Manager's unit/size	N/A
Cost Per Unit:	\$733,598	Construction Type:	New Construction
Affordability Term:	60	# of Units with Non-OHCS Requirements:	25
Estimated Funding Request			
Total OHCS Request:	\$11,312,500 PSH \$32,907,500 LIFT OAHTC to attach to a permanent loan \$ 7,392,518 4% LIHTC \$80,193,481 PAB	Total project cost:	\$167,993,905

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 \$11,312,500 in PSH Development Capital, \$32,907,500 in LIFT resources and OAHTC to attach to a \$5,000,000 permanent loan for this project, with the expectation that the project retains the characteristics submitted in the Impact Assessment without substantial changes.

PROJECT DETAILS	
Project Description:	Broadway Corridor is a proposed 229-unit new construction affordable housing development located in the Pear District in downtown Portland on the site of the former USPS facility. Thirty-five of the units are set aside for Permanent Supportive Housing (PSH) and another 25 units will benefit from Project-Based Rental Assistance (PBRA) provided by Home Forward. The site plan includes onsite property management and resident services offices, a community space, an early childhood learning center, and a workforce development center. The site plan also anticipates an intended expansion of the Park Blocks which will provide nearby outdoor recreational access.
Anticipated closing date:	10/19/2026
Focus Population(s):	Low-income families, workforce, chronically homeless
ERJ Strategy:	<p>Home Forward anticipates a diverse tenant population with primary languages spoken being English, Spanish, Mandarin, and Cantonese. They will have all leasing, marketing, and outreach materials available in each of these languages and access to professional translation services as needed. Home Forward has also partnered with the Urban League of Portland, a CSO and project sponsor, to provide resident services.</p> <p>Broadway Corridor will provide culturally relevant services tailored to meet the needs of our tenants of color through our strong partnership with Urban League of Portland. Home Forward and Urban League of Portland's partnership will include: housing stability supports, economic empowerment programs, peer support workshops, health and wellness programs, peer support workshops, community building and social integration.</p>
Resident Services:	<p>Resident services will be provided by Urban League of Portland and be delivered by in-house staff. Services will include:</p> <ul style="list-style-type: none">• Case management & Peer Support - program specialist case management that includes one-on-one weekly meetings to develop and implement case plans to address income, bust barriers to housing, learn budgeting, secure resources and benefits relevant to their situation, navigating health care and securing ongoing mental health and addiction supports as identified, and peer support weekly check-ins

	<ul style="list-style-type: none"> • Housing retention support - rent assistance when needed, landlord advocacy and coordination with Home Forward to avoid evictions; budget development support to manage long-term housing payments • Community engagement - connections with advocacy and civic engagement department to learn tenant rights and civic engagement opportunities that affect daily life • Workforce development - on-the-job training, pre-apprenticeship training, career navigation and support, employment long-term case management • Youth programming - programs for participants’ children and grandchildren, youth leadership academy engagement, back to school support, etc. • Eviction prevention – rent assistance when needed, advocacy to avoid eviction, coordination with property management to support tenant compliance • Financial literacy – Financial empowerment cohorts that support tenants with banking access and improving credit health and wellness. • Crisis intervention – Supporting participant navigating physical and mental health crises including emergency mental health services, long-term support groups to navigate health challenges, and 1 on 1 case manager intervention • Health and wellness programming - including senior engagement programs, caregiver referrals, breast cancer survivor support groups, Screen Wise screenings, mobile dental and mammogram services, reproductive health access • Employment support - on-the-job training, pre-apprenticeship training, career navigation and support, employment long-term case management
<p>Location Preferences:</p>	<p>The project site will be immediately adjacent to the planned expansion of the North Park Blocks, and it is half a mile away from Tom McCall Waterfront Park. It is also located half a mile away from Safeway. The project is located next to several mass transit options and there will be an early learning center in the building.</p> <p>The property has a walk score of 99 out of 100.</p>



Broadway Corridor



BROADWAY CORRIDOR

Housing Stability Council Project Summary Impact Assessment Application Step

SUMMARY			
Project Name:	Downtown McMinnville Affordable Housing		
City:	McMinnville	County:	Yamhill
State House District:	24	State Senate District:	12
Sponsor Name:	Bienestar		
Geographic Set Aside:	Urban	Total Units:	72
		Total Affordable Units:	72
# Rent Assisted Units:	0	Units by Size & Affordability:	12 Studios at 60% AMI 45 1-BR at 60% AMI 12 2-BR at 60% AMI 3 3-BR at 60% AMI
# of Units with OHCS PSH Services Funding:	0	Manager's unit/size	n/a
Cost Per Unit:	\$537,690	Construction Type:	New Construction
Affordability Term:	30 years	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
Total OHCS Request:	\$13,080,000 LIFT \$ 1,599,150 AWHTC \$ 1,810,153 4% LIHTC \$19,190,000 PAB	Total project cost:	\$38,713,644.65

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 \$13,080,000 in LIFT resources for this project, as well as \$1,599,150 in AWHTC with the expectation that the project retains the characteristics submitted in the Impact Assessment without substantial changes.

PROJECT DETAILS

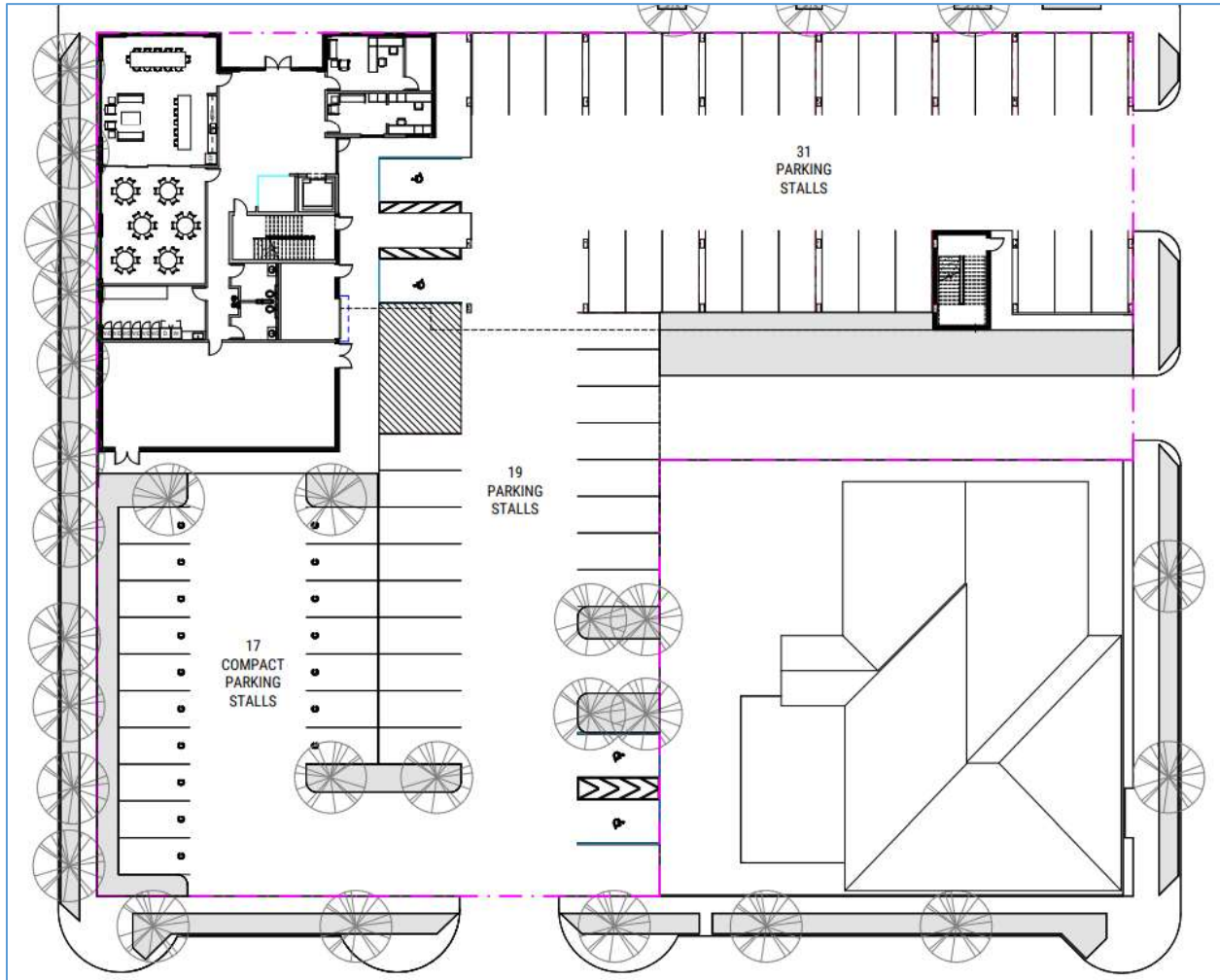


Project Description:	This L-shaped, four-story building is one block off McMinnville’s Main Street and will include a lobby, on-site property management and resident service offices, and 31 tuck-under parking spaces. An additional 34 surface parking spaces are provided on the block, of which 15 spaces will be shared with a church. Resident amenities include on-site laundry, a community room adjacent to a kitchen and a large meeting room.
Anticipated closing date:	June 2026
Focus Population(s):	Latino households and agricultural workers
ERJ Strategy:	<p>Bienestar organizational policies reflect their commitment to equity, providing room for employees and community members to have a voice in programming and procedures. Their DEI Agreement actively incorporates an equity lens into hiring and recruiting decisions, communications strategies, and procurement process for housing development, ensuring that Latinx- and BIPOC-owned businesses are well represented among the contractors for every housing development project.</p> <p>Bienestar offers culturally specific services that support tenants of color. As a Latinx-serving organization, resident services staff are 100% Latinx, fully bilingual and bicultural in Spanish and English, and includes both current and former Bienestar residents. In conjunction with resident leaders at each property, known as “Promotores” aka “community connectors”, Bienestar designs all resident services to directly respond to the cultural needs of Latinx tenants. These services include direct rent/utility assistance for families, access to food/clothing/furniture, youth enrichment and leadership opportunities, rental counseling and financial literacy coaching, homeownership counseling, active living opportunities, emergency preparedness education, and sharing important health information via certified Community Health Workers. All interventions are designed and implemented by Resident Services staff in partnership with Promotores, and with the participation of carefully vetted outside partners when appropriate.</p>
Resident Services:	Resident services will be provided by Bienestar. Resident Services (RS) staff are supplemented by the participation of the Promotores referenced above. The full RS team (5 FTE currently) and 10-12 Promotores meet on a regular basis to identify critical resident needs and deliver programming and services



	<p>to meet those needs. All services are delivered bilingually in English and Spanish, with additional translation support for families who speak other languages. Major categories of service include:</p> <p>Direct Assistance – RS staff help residents access rent and utility assistance, both through referral to local Community Action agencies and other nonprofit partners, or through Bienestar’s private resident support fund. They arrange for residents to access necessities like food, clothing, furniture, and school supplies through a rich network of partnerships that Bienestar cultivates.</p> <p>Asset Building – Bienestar offers free HUD-approved rental counseling as well as budgeting, financial literacy education, and personalized financial coaching through its Housing Counseling program. Residents can also access Individual Development Accounts and downpayment assistance to help access affordable home ownership opportunities.</p> <p>Health & Wellbeing – using a Community Health Worker model, RS staff share critical health and emergency preparedness information with residents to promote wellness and safety. They distribute supplies, share important public health information, dispel myths that prevent Latinx communities from seeking effective medical care, and promote healthy housing solutions that help families withstand extreme heat/cold events, wildfires, and improve home air quality while ensuring the safe functioning of their units.</p>
<p>Location Preferences:</p>	<p>McMinnville City Park is located within half a mile. There are several small markets and convenient stores within ½ mile of the project site including Harvest Fresh Grocery and Deli (0.3 miles), Mini Super Hidalgo (0.4 miles), and El Rancho Market (0.5 miles). Larger grocery stores such as Albertsons (1.3 miles) are easily accessible by bus. The McMinnville Transit Center is within 0.5 miles of the project site. There are two Route 4 bus stops going both east and west located on each side of the block, as well as a Route 2 bus stop located one block away. Headstart of Yamhill County is .4 miles away</p> <p>The property has a walk score of 94 out of 100.</p>

Downtown McMinnville Affordable Housing



Housing Stability Council Project Summary Impact Assessment Application Step

SUMMARY			
Project Name:	Metzger Park (#3536)		
City:	Tigard	County:	Washington
State House District:	25	State Senate District:	13
Sponsor Name:	Community Partners for Affordable Housing (CPAH)		
Geographic Set Aside:	Metro	Total Units:	32
		Total Affordable Units:	32
# Rent Assisted Units:	6	Units by Size & Affordability:	12 1-BR at 60% AMI 12 2-BR at 60% AMI 8 3-BR at 60% AMI
# of Units with OHCS PSH Services Funding:	0	Manager's unit/size	1 3-BR
Cost Per Unit:	\$188,757	Construction Type:	Preservation
Affordability Term:	60 Years	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
Total OHCS Request:	\$4,905,200 Preservation	Total project cost:	\$6,040,223

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 \$4,905,200 in Preservation 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:	Metzger Park Apartments is an existing affordable housing residential community located in Tigard. It has provided affordable housing to the community for over five decades, including several family-sized (2+ bedrooms) units. Initially constructed in 1972, it is comprised of 32 units across two 2-story buildings that surround a central common area. This

	<p>shared space includes a picnic area, playground, and grassy outdoor space. Metzger Park's location in Tigard is centrally located for residents. As development is now over 50 years old, it is in need of critical capital needs and upgrades in order to continue to serve the community. Planned renovations include, but are not limited to:</p> <ul style="list-style-type: none"> • Central systems replacements. (Sewer mains, HVAC, venting, roofs, plumbing.) • Cabinet replacement/heavy repairs. • Installation of dishwashers for all units. • Parking lot and sidewalk improvements.
Anticipated closing date:	3/31/2026
Focus Population(s):	Family/Workforce
ERJ Strategy:	<p>Metzger Park has a diverse tenant population with families of all ages and forty-four percent BIPOC residents. The project currently is contracted with IRCO for translation services, both for written materials and spoken translations. CPAH and their property management agent, IPM, have noted success in attracting diverse applicants by having translated application materials ready for Spanish, Russian, Chinese, Arabic, Russian, and Somali. They also use low-barrier screening practices.</p> <p>A wide network of services and referral partners are available to meet tenant needs including, but not limited to: IRCO, Centro Cultural, Bienestar, Urban League of Portland, HAKI, Somali Empowerment Circle, and Cascadia Health.</p>
Resident Services:	<p>CPAH will continue to be the dedicated resident services provider for residents at Metzger Park. They provide an on-site Resident Services Coordinator who works with residents individually and on a group basis to evaluate the needs and goals of those being served and how services should be tailored over time. Planned services include, but are not limited to:</p> <ul style="list-style-type: none"> • Emergency rent and utility assistance. • Lease compliance assistance to help address housekeeping, behavioral health, and crisis management referrals. • Referrals and coordination for food security, educational opportunities, employment assistance. • After-school and summer educational programming for youth. • Health and wellness initiatives, including support for seniors to retain independence.



Metzger Park (#3536) – Housing Stability Council

Location Preferences:	<p>Metzger Park's location in Tigard is near high-traffic commercial areas, such as Washington Square Mall, numerous grocery stores, and pharmacies. It is also adjacent to a public park of the same name. There are multiple bus stops within 2 blocks of the site, serving 3 transit lines. The site is within 1 mile of two major commercial areas.</p> <p>The property has a walk score of 64 out of 100, with a bike score of 80/100.</p>
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Metzger Park



Housing Stability Council Project Summary Impact Assessment Application Step

SUMMARY			
Project Name:	Minnesota Places II		
City:	Portland	County:	Multnomah
State House District:	44	State Senate District:	22
Sponsor Name:	Hacienda CDC		
Geographic Set Aside:	Metro	Total Units:	57
		Total Affordable Units:	57
# Rent Assisted Units:	0	Units by Size & Affordability:	42 2-BR at 60% AMI 15 3-BR at 60% AMI
# of Units with OHCS PSH Services Funding:	0	Manager's unit/size	N/A
Cost Per Unit:	\$983,851	Construction Type:	Acquisition / New Construction
Affordability Term:	60	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
Total OHCS Request:	\$12,870,000 HDGP \$2,665,072 4% LIHTC \$23,733,742 PAB	Total project cost:	\$56,079,489

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 \$12,870,000 in HDGP 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:	Hacienda's proposed project, Minnesota Places II, aims to complete the Minnesota Places project which is currently 50% finished. The project was originally financed to be developed by a different development team using



Minnesota Places II – Housing Stability Council

	<p>4% Low Income Housing Tax Credits, Private Activity Bonds and last-gap funds in 2022. While the initial development failed, Hacienda is seeking to acquire and complete the project, which will include a bond re-issuance, additional low-income housing tax credits and a transfer of ownership to Hacienda. The higher than usual cost per unit is a result of the combined costs already incurred in the stalled project plus the cost for Hacienda to complete it, address the deficiencies from the previous development team and improving the livability and marketability of the two and three-bedroom units in the property.</p> <p>To address critical building design and development failures, Hacienda's project proposal addresses an array of livability needs with investments such as installing mini-split air conditioners in the units, expanding the unit size by decreasing the overall number of units to 42 two-bedroom units and 15 three-bedroom units, and covering exposed ceilings.</p> <p>The planned amenities include standard laundry facilities, with in-unit laundry for the three-bedroom units, shared bicycle parking, private storage lockers, and multiple community rooms. Additionally, Hacienda's culturally responsive Resident Services team will provide on-site support to enhance housing stability. They will work 1:1 with low-income residents earning 60% Area Median Income or below to improve the community's living environment and connect them to Hacienda's programs and other local resources, including: education, childcare, healthcare, and food access.</p>
Anticipated closing date:	8/1/2026
Focus Population(s):	Low-income families and workforce
ERJ Strategy:	<p>Hacienda CDC is a culturally specific organization that notes having a long history of excelling at equity and racial justice initiatives including having robust plans for outreach. They plan to provide language services, including translated leasing and marketing documents. They will also have bilingual resident services staff available to assist prospective tenants and on an ongoing basis to provide resident services.</p> <p>Hacienda's Minnesota Places II project aims to provide essential Resident Services support, helping households meet basic needs and navigate social</p>



Minnesota Places II – Housing Stability Council

	<p>services. This includes access to healthcare, food, clothing, rental and utility assistance, and transportation. Resident Services offers programs for both children and parents to enhance educational opportunities. Hacienda advocates for residents by raising awareness and connecting them to culturally specific, bilingual (Spanish and English) programming.</p>
Resident Services:	<p>Hacienda CDC provides resident services in house and is practiced in ensuring the resident services programs are properly budgeted. Services will include:</p> <ul style="list-style-type: none"> • Culturally tailored services addressing language barriers, healthcare navigation, food security, transportation, and resident well-being. • Hacienda CDC will offer personalized support to help residents maintain housing stability, identify needs, and connect with on-site and community services. • They will evaluate impact through financial mobility, housing stability, and family health outcomes. • They will foster collaboration with Northwest Real Estate Capitol corp., the management agent, to uphold Hacienda CDC's values. • They will engage in proactive engagement techniques and trauma-sensitive communication methods. • The resident services coordinator will have regular meetings with property management, conduct site walkthroughs, and ensure residents have direct access to them. • The resident services coordinator will also regularly distribute information about available programs and local resources. • When lease violations occur, the resident services coordinator will be informed directly and receive all relevant notices, this will include a review to guarantee fairness, legal compliance, and proper documentation. • The resident services coordinator will also engage residents, individually and in group settings, as appropriate, to elicit feedback on program offerings. <p>Additional support will include connections to emergency rental assistance, food programs, utility support, financial literacy classes, and referrals to medical and behavioral health services as necessary and as requested.</p>

Commented [GH1]: Do they have any MOUs or named service providers that they partner with?

Commented [MJ2R1]: These will just be referrals to other organizations rather than direct partnerships



Minnesota Places II – Housing Stability Council

Location Preferences:	<p>The proposed project site has access to green space within a half mile at Ockley Green Middle School, which includes publicly accessible open space and playgrounds. There is a grocery store seven blocks away, access to transit immediately adjacent to the property. The site is also one block away from an early education center and is in the assigned area for a GreatSchools rated 9 out of 10 elementary school.</p> <p>The property had a walk score of 86 out of 100.</p>
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Minnesota Places II



Oregon Housing and Community Services | 725 Summer St. NE Suite B, Salem, OR 97301-1266 | (503) 986-2000 | FAX (503) 986-2020

Housing Stability Council Project Summary Impact Assessment Application Step

SUMMARY			
Project Name:	Oak Terrace		
City:	Florence	County:	Lane
State House District:	9	State Senate District:	5
Sponsor Name:	St. Vincent de Paul		
Geographic Set Aside:	Rural	Total Units:	48
		Total Affordable Units:	48
# Rent Assisted Units:	0	Units by Size & Affordability:	24 2-BR at 50% AMI 24 3-BR at 50% AMI
# of Units with OHCS PSH Services Funding:	0	Manager's unit/size	1 3-BR restricted/included above
Cost Per Unit:	\$68,820	Construction Type:	Rehabilitation
Affordability Term:	60	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
Total OHCS Request:	\$3,303,367 Preservation	Total project cost:	\$3,303,367

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 \$3,303,367 in Preservation 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:	Oak Terrace is a multifamily project located in Florence, built in 1999, and consisting of 12 residential buildings. The project also includes a community room, a laundry, a community garden, and a playground. The project requires rehabilitation work on the building envelopes including replacement of siding, new roofs, new gutters and downspouts, new windows and doors,

	new railings on patios, and a number of other exterior interventions to improve livability for tenants and to maintain the project’s long-term viability.
Anticipated closing date:	3/15/2026
Focus Population(s):	Low-income families
ERJ Strategy:	<p>Oak Terrace has noted a diverse tenant population served by St. Vincent de Paul’s (SVdP) bilingual property management staff. All leasing and marketing materials are available in Spanish and English, and the property management staff has access to a translation and interpretation service as needed.</p> <p>SVdP’s resident services staff also receive ongoing trauma-informed training to support our residents, including an understanding that our society has racial and ethnic inequalities that cause historic and ongoing trauma.</p>
Resident Services:	<p>Saint Vincent de Paul is Lane County’s largest social services non-profit and has dedicated resident services staff. They have developed a trauma-informed approach to service delivery that focuses on building community and establishing connections.</p> <p>Their services include:</p> <ul style="list-style-type: none"> • Eviction prevention • Conflict resolution • Help with food and energy assistance • Health and wellness programs • Inspection readiness • And referrals to other assistance as needed <p>All residents’ health and wellness are supported with resources and connections to programs including Florence Food Share, LIHEAP, Siuslaw Outreach Services, and quarterly newsletters. To build positive community connections, the property hosts community potlucks, seasonal celebrations, and bingo</p>
Location Preferences:	Oak Terrace is located near greenspace within walking distance including Miller Park, Munsel Creek County Park, Pepperoaks Park, Rolling Dunes Park, and others. They are also located near public beaches. The project site’s location in the middle of Florence also provides ready access to several



	grocery store options, including Grocery Outlet, Safeway, and Fred Meyer. Florence’s public transit system has a bus stop located 0.3 miles from the site and there is also access to a bus line to Eugene located 0.8 miles from the site. The site is also located directly adjacent to an early care and education facility.
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Oak Terrace

Oak Terrace Apartments
Florence, Oregon

Conditions as of: September 18, 2025



Site Plan

Not to Scale





**OREGON HOUSING *and*
COMMUNITY SERVICES**

725 SUMMER STREET NE, SUITE B | SALEM, OR 97301
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Housing Stability Council Project Summary Preservation - Stabilization

SUMMARY			
Project Name:	Pelican's Perch #3927		
City:	Brookings	County:	Curry
State House District:	1	State Senate District:	1
Sponsor Name:	Timber River Development LLC (Consultant: Idlewild Development LLC)		
Geographic Set Aside:	Rural	Total Units:	24
		Total Affordable Units:	23
# Rent Assisted Units:	0	Units by Size & Affordability:	23 1-BR at 60% AMI
# of Units with OHCS PSH Services Funding:	0	Manager's unit/size	Yes/2-BR
Cost Per Unit:	\$81,075	Construction Type:	Preservation - Stabilization
Affordability Term:	60 years	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
Total OHCS Request:	\$1,945,811	Total project cost:	\$1,945,811

This project has completed the full PSP application process. We recommend to Housing Stability Council the reservation of an up to amount of \$1,945,811 in preservation stabilization resources for this project, with the expectation that as the project moves through underwriting to closing, it retains the characteristics submitted in the PSP application process without significant changes.

PROJECT DETAILS	
Project Description:	The owner of Pelican's Perch, Timber River Development LLC, is seeking funding for emergency capital needs repairs and debt buy-down for the 24-unit project in Brookings, OR. Originally placed in service in 2001, the project houses a heavily rent-burdened resident population. Low rents and higher maintenance repair costs unique to the remote location and harsh conditions of the Oregon Coast are significant factors causing the project to



	underperform financially. The development has previously applied for rehabilitation funding through OHCS however, the funding has not been secured. This PSP investment will enable the owner to address the immediate physical needs of the project and provide hard debt buy-down of the first lien loan to significantly improve the physical and financial position of the property.
Anticipated closing date:	1/31/2026
Focus Population(s):	Seniors
Property Stabilization Request Detail:	<p>Debt Buydown of the First Lien Loan Amount Requested: \$365,293 Capital Repairs Amount Requested: \$1,532,075 Approved Developer Fee: \$48,443</p> <p>Capital repairs to be performed: Roofing, siding/paint/trim repairs, exterior railings/repairs, window repairs, door repairs, appliance replacements, flooring replacements, sidewalk and landscaping repairs, HVAC repair, elevator repair, and professional service fees for this work.</p> <p>Property stabilization loans are 1% deferred interest over a 30-year term. The loan, interest, and principal are due at maturity, refinancing, at the end of the affordability period, or re-syndication, whichever occurs first.</p> <p>An award of funds will ensure that current tenant rents will not be increased more than 5% per year for the next 5 years. Income and rent restrictions are based on the existing program limits where applicable, or HUD-defined Multifamily Tax Subsidy Projects ("MTSP") limits.</p> <p>OHCS will apply underwriting guidelines to ensure ongoing project viability and risk mitigation associated with all applicable programs. Guidelines will be consistent with industry-standard minimum requirements of mortgage lenders, investors, and other potential public funding sources as detailed in the General Policy and Guideline Manual (GPGM).</p>
Set-Aside Considerations:	None



Pelican's Perch PSI



Housing Stability Council Project Summary Impact Assessment Application Step

SUMMARY			
Project Name:	Veterans and Elder Village		
City:	Pendleton	County:	Umatilla
State House District:	58	State Senate District:	29
Sponsor Name:	Confederated Tribes of the Umatilla Indian Reservation (CTUIR)		
Geographic Set Aside:	Rural	Total Units:	17
		Total Affordable Units:	17
# Rent Assisted Units:	0	Units by Size & Affordability:	14 1-BR at 80% AMI 3 2-BR at 80% AMI
# of Units with OHCS PSH Services Funding:	0	Manager's unit/size	N/A
Cost Per Unit:	\$408,824	Construction Type:	New Construction
Affordability Term:	60	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
Total OHCS Request:	\$4,940,000 HDGP (Native Nations set aside)	Total project cost:	\$6,950,000

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 \$4,940,000 in HGDP 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:	Veteran and Elder Village is a 17-unit residential cottage cluster development, designed to provide accessible housing within a planned community setting,

	including a mix of one-bedroom and two-bedroom cottages. Units are organized around central community spaces (gathering tree, picnic area, shaded seating) to promote resident interaction and social connection. Pedestrian pathways will link each cottage with their respective outdoor amenities surrounded by native, low maintenance landscaping designed to support sustainability.
Anticipated closing date:	May 2026
Focus Population(s):	Tribal veteran and Tribal elder households
ERJ Strategy:	CTUIR centers racial equity as a foundational principle of governance, community development, and service delivery. Racial equity efforts are deeply rooted in the history of CTUIR and the commitment to advancing racial equity is reflected in formal Tribal policies, strategic plans, department-level initiatives that prioritize access, and equitable outcomes for Tribal members and other populations they serve. In working towards restoring self-sufficiency and pride, the CTUIR Comprehensive Plan was developed to provide the goals and objectives necessary to achieve this community vision. This guiding document incorporates equity as a cross-cutting value across housing, education, health, and economic development. It emphasizes place-based, culturally grounded strategies to ensure long-term racial and social equity for the community. These initiatives reflect not only their values but the actionable, ongoing work to dismantle inequities and build systems rooted in justice, cultural respect, and community empowerment.
Resident Services:	<p>CTUIR will provide all resident services, partnering with programs including Yellowhawk Tribal Health Center, the Department of Children and Family Services (DCFS), the Tribal Food Sovereignty Program, and the CTUIR Veterans Services Office. Resident services will be led through an Advisory Council made up of residents, community members, and stakeholders. The CTUIR Resident Services Program is designed to promote long-term housing stability for Tribal veterans and elders. Upon move-in, each resident will receive a comprehensive Needs Assessment to identify potential risk factors for housing loss—such as food insecurity, health issues, or unmet service needs.</p> <p>Food access will be supported through weekly meal delivery provided by the Yellowhawk Senior Center. Through the Tribal Food Sovereignty Program eligible residents can shop onsite or receive deliveries. Veterans will be</p>



	supported through weekly office hours with the CTUIR Veteran Services Coordinator for support with VA, mental health, medical care, and referrals. Seniors will be supported through Senior Services and Yellowhawk staff. Activities include chair yoga, art, container gardening, nutrition and chronic condition classes. One-on-one support for seniors navigating OHP/SNAP and other services will be provided. There will also be planned social outings supported by Tribal transportation to cultural events, symphonies, and art centers.
Location Preferences:	Veteran and Elder Village is adjacent to a new neighborhood park, it is less than one mile from a market (and within 5 miles of all the shopping amenities of Pendleton), and Kayak Public Transit is located adjacent to the site. Kayak provides transit service throughout the region including communities within Umatilla County, Morrow County, Union County in Oregon and Walla Walla, Washington. The Nixyaawii Community School offers the Átaw Miyánašma (Precious Children) Learning Center.

Veteran and Elder Village



DATE: December 5, 2025

TO: Housing Stability Council
Andrea Bell, Executive Director

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

SUBJECT: Oregon Centralized Application (ORCA) November 2025 Update

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.

In less than 6 months, OHCS has allocated nearly a half billion in resources to affordable rental housing projects across Oregon. This represents a significant achievement for both OHCS as we are able to make project investments six times faster than before, and for developers and sponsors, who have been able to reach financial close nearly twice as fast as prior to the ORCA.

Key updates:

- Resource Pooling: As we conclude the year, and see funds reduced to infeasible levels or unspent we have moved forward with pooling funds where feasible to support ORCA Waitlist Pipeline projects. Based on pooled LIFT funds, with leverage of PSH funds, OHCS was able to fund the top two projects on the 4% CSO resource waitlist, Broadway Corridor and Downtown McMinnville Affordable Housing, by pooling resources (see below).
 - LIFT CSO funds (\$20.2M) in which were insufficient to fully fund the top project
 - 9% LIHTC / LIFT Hold-Back: this year was the first 9% LIHTC selection process in ORCA and offered up to three million in LIFT funds per project as leverage. To allow this, LIFT funds were held-back for the 9% LIHTC resource offerings this biennia. Based on experience this year we have adjusted our assumptions on the need for this paired resource and have pooled both the

\$10.2M in LIFT funds that were not needed for this year's selection as well as a portion of the funds (\$18M) held for future year offerings. These funds were intended to be allocated to include the ORCA CSO set-aside, and the reduction will right-size funds held for forthcoming 9% LIHTC project leverage.

- PSH Fund Pooling. With \$72M in PSH resources remaining after last month's 9% LIHTC PSH project recommendations, we have made some pooling updates to the PSH development capital offerings.
 - Pooled regions: as regional funds were reduced and at levels that would be infeasible for the projects currently working to complete their Impact Assessment application, have pooled across set-asides. After the December HSC project recommendations and the hold-backs below, a total of \$36.6M in funds will be offered to PSH Institute Projects.
 - 9% LIHTC Hold-Back: this year was the first 9% LIHTC selection process in ORCA and incorporated a priority through tie breaker for policy enriched projects such as Permanent Supportive Housing. Given this focus, additional PSH funds were needed as leverage with the 9% LIHTC this year, and we have determined to hold back another \$15M for next year's offering.
 - Behavioral Health PSH focus Hold-Back: From the available PSH resources, OHCS will hold back \$10M in development funds through the spring of 2026. These resources will be held while we seek to evaluate and determine viable strategies to support alignment with the Oregon Health Authority efforts to address the critical need for PSH that includes deliberate linkages with the behavioral-health systems. Decisions will be finalized in the spring 2026, with additional information shared related to use of held-back funds.
- GHAP/HDGP funds further obligated. The Minnesota Places project in Portland has failed at ~50% construction completion after breaking ground in April 2022. The project was originally financed to be developed by a different development team using with 4% Low Income Housing Tax Credits, Private Activity Bonds and last-gap funds in 2022. OHCS and a new sponsor, Hacienda, are re-investing to have the opportunity to complete the project and retain investment. GHAP/HDGP funds are replenished from Document Recording Fee and Public Purpose Charge resources. While the majority of these funds are currently offered to the Native Nations set-aside (from which one project is recommended for HSC approval this month) and while resources remain we do not have additional projects in the ORCA pipeline at this point. While we will not reduce the funds offered to support development by Native Nations, we believe that we can rely on future collections for the remaining

funds offered to be able to make this investment and not risk having insufficient funds.

ORCA pipeline as of 11-24-2025:

	Intake	Impact Assessment	Resource Waitlist	Financial Eligibility	Commitment	Total
# Projects	87	70	37	35	4	229
# Units	6,723	4,762	2,825	2,513	137	16,960
\$ Requested	\$616,844,440	\$1,202,400,315	\$607,697,650	\$513,822,750	\$27,859,850	\$2,968,625,005

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

Pipeline summary:

Step: Intake

OHCS is observing a slowdown in new project intakes, likely due to developer awareness of resource constraints. 17 projects are currently on hold due to the two projects per sponsor limit; and approximately 35 projects are early concepts.

Step: Impact Assessment

There are 61 projects that are actively working on their Impact Assessment applications. That means that their Procurement work centers with application materials are open, and sponsors are gathering the appropriate information to submit to OHCS.

There are 9 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.

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:

- *4% LIHTC*: Private Activity Bonds (PAB) are available for applications in both 2025 and 2026; projects eligible for the funds may submit applications for evaluation. Where projects do not need paired gap funds, the project will be able to proceed based on available PAB only. OHCS recently updated the policy for required PAB leverage in 4% LIHTC Projects to a minimum of 30%; more information can be found [here](#).
- *9% LIHTC*: the 2025 project selection recommendations were approved at the November HSC meeting; the next resource offering is anticipated for early 2026.
- *LIFT*: All available resources will be exhausted following the December HSC meeting. See description of pooling in this memo above.
- *PSH*: Approximately \$36M is available to support the development of Permanent Supportive Housing (PSH) after the December HSC. See description of pooling in this memo above.
- *GHAP/HDGP*: Approximately \$15M remains via forward allocation from the General Housing Account Program (GHAP) and Housing Development Grant Program (HDGP) for Native Nations projects.
- *GHAP Veterans*: This resource has been fully subscribed.
- *GHAP Capacity Building*: OHCS is finalizing grant application reviews and will be making announcement of grant awards in the coming weeks.
- *HOME*: Approximately \$8M is remaining for HOME Balance of State projects.
- *Oregon Affordable Housing Tax Credit*: the program was updated in October to implement the new pass-through exemption for Financial Distress; resources remain available.
- *Preservation*: \$9.3M was returned to OHCS from a preservation project that was unable to find an equity investor. These funds will be used to fund the two projects on the gap-only resource waitlist, because there are not enough resources to fund the top projects on the 4% resource waitlist. The remaining resources are being pooled for Stabilization use. Additionally, some preservation funds are held back to be offered to support the 2026 9% LIHTC projects and if not fully utilized will be offered to support projects with imminent critical risks.
- *Stabilization*: \$38 million in funding was made available in October. These funds are prioritized for projects with critical risk of loss within the 2025-27 biennium and have been offered with a \$20 million set-aside for nonprofit organizations and a \$5 million set-aside for Culturally Specific Organizations. OHCS will be sending out a technical

advisory to share the status of applications and evaluation adjustments to ensure relevancy for review.

OHCS will match ORCA projects with available resources to bring forward funding recommendations until fully subscribed. Where resources become insufficient to finance projects within resource use set-asides, resources will be pooled and connected to projects based on fit and to ensure maximum impact of state investments. Future resources anticipated to be offered through the ORCA include: 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 35 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 four 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: December 5, 2025

To: Housing Stability Council
Andrea Bell, Executive Director

From: Natasha Detweiler-Daby, Director Affordable Rental Housing
Affordable Rental Housing Division, OHCS

Re: Legislative Report: Mixed Income Housing Development

In the 2025 Legislative Session, Senate Bill 684 incorporated a focus for our affordable housing finance work to expand the tools to foster affordable rental housing across the state. One of those efforts was to provide the Legislature with a report on how a revolving loan fund could be used to support expansion of Mixed Income Housing. At the upcoming meeting, we will share this report which can also be found online [here](#).

Given challenges in financing development of housing at all income bands, along with persistent under production, states and communities across the country are looking at the ways in which public investment could intervene. While higher income households have not been seen as the role for public financing supports, this shift reflects the severe shortage of sufficient private financing to develop not only lower income housing, but rental housing at all incomes. And the overall deficits in housing supply puts additional pressure and challenges on the subsidized affordable housing portfolio.

Mixed income housing programs are designed to fill gaps in early construction and where needed through the first years of operations, and are all designed to be fully repaid. This design seeks to ensure reduced reliance on subsidy models while responding to barriers in private financing, often while incentivizing private investment. The Mixed Income Report provides information about approaches for these efforts and lays out strategies for building the statutory program.