

Housing Stability Council

MEETING MATERIALS PACKET



Altura Apartments
Beaverton Or.

May 02, 2025
9:00 a.m. – 11:00 a.m.
Oregon Housing & Community Services
Webinar

AGENDA

May 2, 2025 9:00 a.m. – 11:00 a.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	Meeting Called to Order		Call Roll
9:05	Review & Follow-up Action Items		Briefing
9:15	Report of the Chair		Briefing
9:30	Report of the Director		Briefing
9:45	<p>Affordable Rental Housing Division (pg. 04) Natasha Detweiler-Daby, Director of Affordable Rental Housing Division</p> <ul style="list-style-type: none"> • Public Hearing Comments in accordance with ORS 456.561 • Transactions: Tai Dunson-Strane, Assistant Director Production; Roberto Franco, Deputy Director Development <ul style="list-style-type: none"> ○ El Nido ○ Prairie Avenue • ORCA Recommendations: Amy Cole, Assistant Director Development Resources; Roberto Franco, Deputy Director Development <ul style="list-style-type: none"> ○ Avenue Plaza ○ Colorado Lake Co-op ○ Columbia View ○ Easton Village ○ Gresham Civic Station ○ Jamii Court ○ Pacifica ○ Park Place ○ Park Run ○ Paul Edwards Building ○ Valley Vista ○ Whiteaker Commons 		Decision
	<ul style="list-style-type: none"> • Monthly ORCA Update: Natasha Detweiler-Daby, Director 		Briefing
11:00	Meeting Adjourned		

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

AGENDA

May 2, 2025 9:00 a.m. – 11:00 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](#)*

Council Members:

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



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

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

For more information about the Housing Stability Council or the Statewide Housing Plan, please visit Oregon Housing and Community Services online at <https://www.oregon.gov/ohcs/OSHC/Pages/index.aspx>

Statewide Housing Plan Policy Priorities



Equity & Racial Justice



Homelessness



Permanent Supportive Housing



Affordable Rental Housing



Homeownership



Rural Communities

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: May 2nd, 2025

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

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

Re: **Approval for Resolution #2025-05-02**

Motion: Approve the Resolution #2025-05-02 recommendations for the following projects:

BOND RECOMMENDED MOTION: Move to approve Pass-Through Revenue Bond Financing in an amount up to and not to exceed \$16,725,000 to El Nido Apartments Limited Partnership for the construction of El Nido Apartments, subject to the borrower meeting OHCS, Housing Authority of Clackamas County, Banner Bank, Beneficial State Bank, and National Equity Fund's underwriting, closing criteria, and documentation satisfactory to legal counsel and Treasurer approval for the bond sale.

BOND RECOMMENDED MOTION: Move approval of Pass-Through Revenue Bond Financing via a Recycling Volume Cap Facility taxable in an amount up to and not to exceed \$ 20,000,000 to Prairie Avenue Partners, LLC for the new construction of Prairie Avenue Apartments, subject to the borrower meeting OHCS, Citibank underwriting, closing criteria, and documentation satisfactory to legal counsel and Treasurer approval for the bond sale.

BOND RECOMMENDED MOTION: Move approval of Tax-Exempt Pass-Through Revenue Bond Financing in an amount up to and not to exceed \$ 20,000,000 to Prairie Avenue Partners, LLC for the new construction of Prairie Avenue Apartments, subject to the borrower meeting OHCS, Citibank underwriting, 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 two (2) transactions - 4% LIHTC/Conduit Bond and Recycling Conduit Bond for Council approval.

The projects included in the Resolution following this memo were approved by the OHCS Finance Committee or is scheduled for an approval by the Finance Committee. In this memo we are



providing you with a high-level summary of the recommended projects. More detailed information regarding the projects and the additional funding recommendation can be found in the individual project summaries.

4% LIHTC Applications

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

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

ORCA Application

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

Funding Recommendations:

We are recommending funding reservation for two (2) projects. These projects will create **215** units of new affordable housing communities across the state. The recommendations are for awards totaling over \$35 million.



Projects with Other OHCS gap funding

Project Name	County	Total Units	Sponsor	Underwriting Stage
El Nido Apartments	Clackamas	55	Hacienda CDC	Schedule for Approval by FC 5/13/2025
Prairie Avenue Apartments	Corvallis	160	Wishcamper Development Partners.	Schedule for Approval FC 5/27/2025

Total 215

See following resolution and project summaries.



STATE OF OREGON
OREGON HOUSING AND COMMUNITY SERVICES
HOUSING STABILITY COUNCIL

RESOLUTION NO. 2025 – 05-02
ADOPTED: MAY 2ND, 2025

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

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

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

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

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

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

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

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

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

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

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

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

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

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

[Signature follows next page]

CERTIFICATION OF RESOLUTION

The undersigned does hereby certify that I am the duly appointed, qualified and acting Chair 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. 2025-05-02 as adopted by the Council at a meeting duly called and held in accordance with law on May 2nd, 2025; and that the following members of the Council voted in favor of said Resolution:

the following members of the Council voted against said Resolution:

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

In witness whereof, the undersigned has hereunto set her hand as of this 02 day of May 2025

Chair

EXHIBIT A

1- N/A

EXHIBIT B

PROPOSED PROJECT

- 1- El Nido Apartments (FC – Meeting Schedule for 5/13/2025)**
- 2- Prairie Avenue Apartments (FC – Meeting Schedule 5/27/2025)**



**OREGON HOUSING and
COMMUNITY SERVICES**

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

SUMMARY

Project Name:	El Nido fka Lake Grove Apartments		
City:	Lake Oswego	County:	Clackamas
Sponsor Name:	Hacienda CDC		
Management Agent:	Northwest Real Estate Capital Corp		
Urban/Rural:	Urban	Total Units:	55
		Total Affordable Units:	54
# Rent Assisted Units:	10 PSH units	Units by Size & Affordability:	23 one-bed units @ 60% AMI 5 one-bed units @30% AMI 16 two-bed units @60% AMI 5 two-bed units @ 30% AMI 5 three-bed units @60% AMI 1 two-bed Manager's unit
Cost Per Unit:	\$576,282	Construction Type:	New Construction
Affordability Term(s):	4% LIHTC/Bond: 30 years	# of Units with Non-OHCS Requirements:	n/a
Funding Request		Funding Use	
4% LIHTC:	\$1,527,110 annual allocation	Acquisition	\$92,100
Conduit Bonds	up to \$16,725,000	Construction	\$23,121,989
		Development	\$8,481,437
		Total:	\$31,695,526

PROJECT DETAILS

Project Description:	<p>Hacienda CDC is sponsoring a 55-unit new construction rental housing development located in Lake Oswego. The affordable community will serve households earning between 30%-60% AMI and will consist of 28 one-bed units, 22 two-bedroom units, and 5 three-bedroom units in a three-story residential building. 10 units are dedicated PSH units which shall receive rent assistance vouchers via Regional Long Term Rental Assistance program (RLTRA) targeted to households earning 30% AMI or less. Project amenities will include access to public transportation, a clubhouse/community room, internet access, laundry facilities, a playground and community plaza, and an on-site rental office. In unit amenities include a dishwasher, microwave, security, heating, and AC.</p> <p>El Nido and the 55 units are a stand-alone project and not subject to a master plan development. Closing is anticipated to be 6/5/2025.</p>
----------------------	--



El Nido – Housing Stability Council

<p>Partnerships to Serve Communities of Color:</p>	<p>Resident services at El Nido will be provided by New Narrative. There will be 1 full-time onsite Resident Services Coordinator (RSC) serving households at El Nido to help prevent eviction and create housing stability. Some day-to-day examples include:</p> <ul style="list-style-type: none"> • Create, administer, and deliver supportive service programming and activities to households in collaboration with local community service providers (i.e.: workshops, educational presentations, classes) • Build social capital and prevent isolation amongst residents by building community and offering opportunities for connection • Provide ongoing outreach services to identify residents who could benefit from services, and program and service gaps to prevent eviction • When applicable, assist residents with forms and applications • Be available on-site and on-call (office hours) support to address resident concerns or questions • Collect data to inform service and resource provision
<p>Reaching Underserved Communities:</p>	<p>Hacienda CDC and New Narrative envision a future where everyone including BIPOC, LGBTQ, Refugees and Immigrants, People with Disabilities, as well as others who experiences bias, racism, and oppression have access to health care, peer programs, housing and other services to develop the tools to thrive in the community. Hacienda CDC and New Narrative will work collaboratively to ensure there will be as few barriers as possible in accessing affordable housing, address specific issues of concern, and provide supportive services for underserved individuals and families. The partnership will strive to ensure residents are safe, stable, and have their critical social, emotional and economic needs met.</p>
<p>MWESB Target:</p>	<p>Hacienda CDC and general contractor, Colas Construction, are committed to meeting the metro region 1 goal of 30% participation</p>
<p>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</p>	







**OREGON HOUSING *and*
COMMUNITY SERVICES**

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

SUMMARY			
Project Name:	Prairie Avenue Apartments		
City:	Corvallis	County:	Benton
Sponsor Name:	Wishcamper Development Partners / Prairie Avenue Partners, LLC		
Management Agent:	Guardian Real Estate Services		
Urban/Rural:	Urban	Total Units:	160
		Total Affordable Units:	160
# Rent Assisted Units:	0	Units by Size & Affordability:	40 1 BR at 60% AMI 80 2 BR at 60% AMI 40 3 BR at 60% AMI
Cost Per Unit:	\$435,142	Construction Type:	New Construction
Affordability Term(s):	LIFT – 30 Years	# of Units with Non-OHCS Requirements:	0
Funding Request		Funding Use	
LIFT Request:	\$52,500,000	Acquisition	\$4,211,133
Conduit Bonds	up to \$18,500,000	Construction	\$50,876,714
		Development	\$14,534,907
		Total:	\$69,622,754

This project is currently in the Commitment step of the ORCA process with a closing scheduled for July 2025. This project received Housing Stability Council Approval for its LIFT reservation of funds at the September 6, 2024, meeting as part of the ORCA Impact Assessment review. Since then, the application has completed the Financial Eligibility step and is currently in the Commitment step working towards closing. The applicant and project have maintained their commitment to meet ORCA expectations and OHCS goals.

PROJECT DETAILS	
Project Description:	Prairie Avenue Apartments will be comprised of 1-bedroom, 2-bedroom, and 3-bedroom units within 3-story walk-up buildings. A 3,500 SF+ multifunctional community building, as well as ample outdoor space, for residents to informally connect with neighbors or gather for formal events. Central outdoor amenities include a large playground, picnic & pavilion area(s), community gardens, fenced pet area(s), and an adjacent bus stop. Central in-unit or per-building amenities include washer / dryer hookups, secure ground-level bike storage, balcony or patio, energy-star appliances and low-flow water fixtures, and heating & cooling. Central indoor amenities include private offices for meetings and leasing activity,



Prairie Avenue Apartments – Housing Stability Council

	<p>community center with central full kitchen, fitness center, high speed WIFI, and central laundry room. Prairie Avenue Apartments and its 160 units are a stand-alone project and not subject to a master plan development. Closing is anticipated to be in July 2025.</p>
<p>ERJ Strategy:</p>	<p>All Wishcamper projects have an Equity Plan that informs key elements of racial equity across development, lease-up, screening, management, resident services, and reporting. The project addresses the needs of the community being served by undertaking the following non-typical engagements with engaged MOU's:</p> <ol style="list-style-type: none"> 1. Inclusion of a Cultural Design Consultant incorporates Hispanic influence, ideas, and feedback in the design process, at regular intervals, from conception to completion. 2. The addition of a Cultural Consultant to Resident Services will engage in outreach in advance of lease-up to ensure resident services reflect the needs and desires of tenants of color. 3. The enlistment of a Cultural Networking Consultant provides the primarily white development team with the opportunity to achieve greater trust and deeper engagement with local culturally specific organizations. 4. Inclusion of an Outreach Consultant will ensure the local Hispanic population has advance notice of the housing opportunity, as well as the opportunity to receive assistance in making an application. 5. The addition of Cornerstone Community Housing as resident services provider will result in robust services. <p>For this project, the primary languages spoken by the predominate ethnic groups, are Spanish, Vietnamese, English, and Chinese. All resident-facing documents are available in multiple languages. The management agent for the project, Guardian Real Estate Services, has all leasing forms available in 12 different languages and has software that can readily translate if additional ones are needed. In addition, within Oregon there are many translation services available that are over the phone or virtual.</p>
<p>Focus Population(s):</p>	<p>Work force families at 60% AMI.</p>
<p>Resident Services:</p>	<p>Sponsor has developed a proforma that creates a resident services reserve account that is aimed to cover resident services costs for 15 years, with 3% yearly escalation, with an intention of refilling that reserve at year 15 for an additional 15 years. This account covers \$363 per unit per year for resident services costs at year one, escalating over time. Service providers will have on-site dedicated office space within the community building and will be involved during the design phase of the property.</p> <p>Cornerstone Community Housing has been engaged to provide resident services for the property which include:</p> <ul style="list-style-type: none"> • Active Kids and Teens Programs



Prairie Avenue Apartments – Housing Stability Council

	<ul style="list-style-type: none"> • Homework Club • Parenting Classes and Support • Direct Food Assistance • Summer Lunch Program for Youth • Community Volunteer Coordination • Community Gardens • Navigation Assistance for Rent Assistance • Navigation Assistance for Social Security Benefits • Navigation Assistance for Health Services • Wellness Coaching <p>Cornerstone’s model of encouraging resident feedback to drive programming and focus on collaborating with culturally specific service agencies are key to providing services that are culturally adaptive to both the specific needs of the target population as well as any population that may reside at the project.</p>
<p>Location Preferences:</p>	<p>The identified project site is well-situated within Corvallis and has a biking score of 89. It is located within .5 miles of several city parks. A multicultural market is within .15 miles, while the nearest full-service grocery store is 1.3 miles away. The nearest public transit pickup location is .41 miles from the project site, which is a major transit hub of buses that run daily. One of these lines is free to use to reach the downtown central transit center that has wide access to other parts of the city. The nearby Middle school and High school are both rated, while the two nearby Elementary schools scored a 5 and 8 respectively. The property has a walk score of 64 out of 100</p>
<p>MWESB Target:</p>	<p>Prairie Avenue Apartments general contractor, Gerding Builders is committed to meeting region 2 requirement of 20% participation.</p>



Prairie Avenue Apartments – Housing Stability Council





Date: May 2, 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: May 2025 ORCA Funding Recommendations

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

- **Avenue Plaza in Portland, up to \$15,500,000 in GHAP funds in alignment with the ORCA framework and process.**
- **Colorado Lake Cooperative in Corvallis, up to \$3,000,000 in Preservation of Manufactured Dwelling Park funds and OAHTC in alignment with the ORCA framework and process.**
- **Columbia View Apartments in Cascade Locks, up to \$2,645,000 in Preservation resources in alignment with the ORCA framework and process.**
- **Easton Village in Bend, up to \$18,700,000 in LIFT funds in alignment with the ORCA framework and process.**
- **Gresham Civic Station in Gresham, up to \$11,858,250 in LIFT funds in alignment with the ORCA framework and process.**
- **Jamii Court in Portland, up to \$4,550,000 in LIFT funds and up to \$4,750,000 in PSH Capital funds in alignment with the ORCA framework and process.**
- **Pacifica in Seaside, up to \$14,660,000 in GHAP funds in alignment with the ORCA framework and process.**
- **Park Place in Oregon City, up to \$36,000,000 in LIFT funds in alignment with the ORCA framework and process.**
- **Park Run Apartments in Eugene, up to \$25,410,000 in LIFT funds in alignment with the ORCA framework and process.**
- **Paul Edwards Building in Portland, up to \$6,520,000 in Veterans GHAP funding in alignment with the ORCA framework and process.**
- **Valley Vista in McMinnville, up to \$19,563,100 in LIFT in alignment with the ORCA framework and process.**
- **Whiteaker Commons in Eugene, up to \$19,365,929 in LIFT 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 87 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 twelve projects will add a total of 1,027 new units to the state affordable housing stock and provide rehabilitation resources for 57 existing units. Rent restrictions for rental units range in affordability from 30% AMI-60% AMI. Income restrictions for the manufactured dwelling park meet the programmatic standard of 60% of units at or below 80% AMI.

Development	Location	Number of units
Avenue Plaza	Portland	78
Colorado Lake Cooperative	Corvallis	45
Colombia View Apartments	Cascade Locks	12
Easton Village	Bend	128
Gresham Civic Station	Gresham	60
Jamii Court	Portland	96
Pacifica	Seaside	69
Park Place	Oregon City	200
Park Run	Eugene	158
Paul Edwards Building	Portland	22
Valley Vista	McMinnville	96
Whiteaker Commons	Eugene	120
	Total	1,084

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, 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:	Avenue Plaza Redevelopment		
City:	Portland	County:	Multnomah
State House District:	43	State Senate District:	22
Sponsor Name:	Sabin Community Development Corporation		
Urban/Rural:	Urban	Total Units:	78
		Total Affordable Units:	78
# Rent Assisted Units:	34	Units by Size & Affordability:	4 Studios at 30% AMI 18 1 BR at 30% AMI 21 1 BR at 60% AMI 35 2 BR at 60% AMI
# of Units with OHCS PSH Services Funding:	0		
Cost Per Unit:	\$749,158	Construction Type:	New Construction / Redevelopment
Affordability Term:	60	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
Total OHCS Request:	\$15,500,000 GHAP \$ 2,760,837 4% LIHTC \$29,481,000 PAB	Total project cost:	\$58,434,313

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 \$15,500,000 in GHAP resources for this project, with the expectation that the project retains the characteristics submitted in the Impact Assessment without substantial changes.



Avenue Plaza Redevelopment – Housing Stability Council

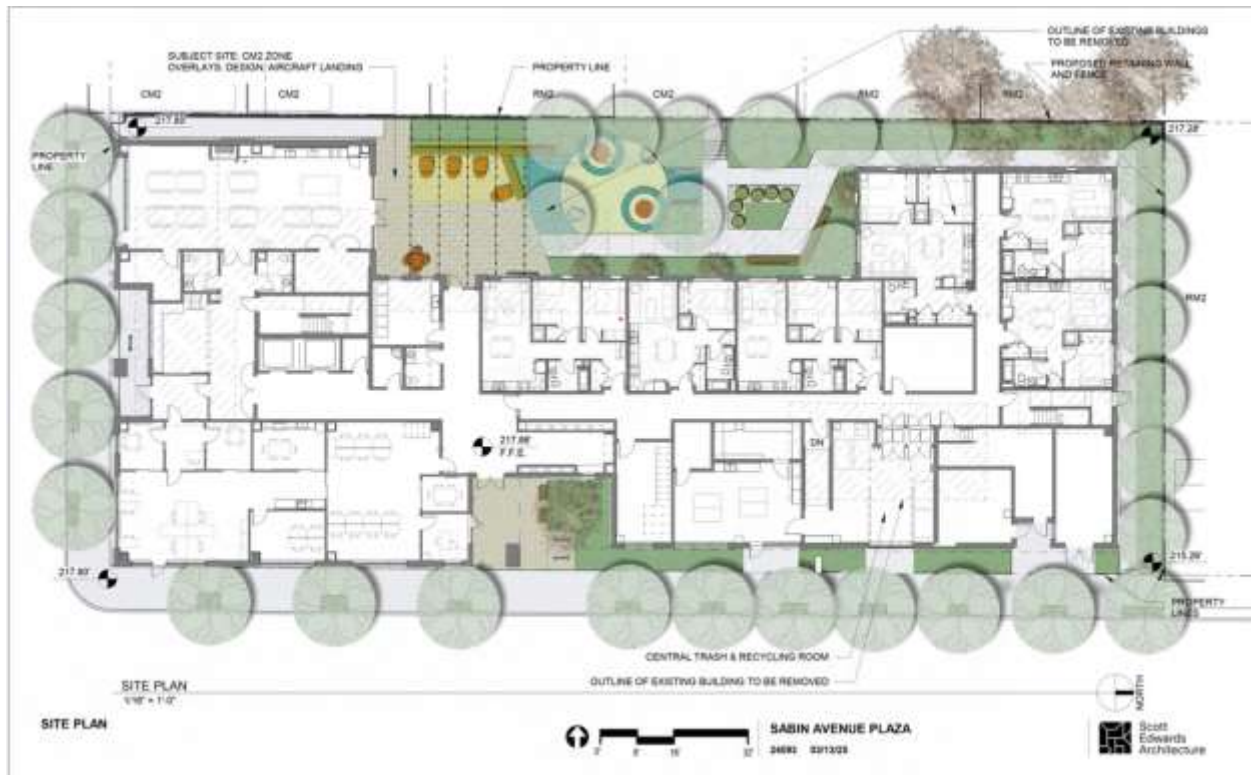
PROJECT DETAILS	
Project Description:	Avenue Plaza will be a new 5-story building with 78 affordable housing units proposed including 4 studio units, 39 one-bedroom units, and 35 two-bedroom units. With ground floor uses including office space for Sabin CDC staff, a large community room, resident lounge space, and a “Service Learning in Portland” center for resident and community volunteers and building maintenance spaces. Other amenities will include central laundry rooms located on three floors, secure bike storage, a small library, a “Pass It On” donation drop off space for residents, and a shared outdoor courtyard area with play area and small resident garden space with a resident hand tool lending library.
Anticipated closing date:	10/25/2025
Focus Population(s):	Low-income families, seniors, individuals with disabilities
ERJ Strategy:	<p>Sabin CDC is a culturally specific organization primarily serving Black Portlanders. Sabin has been working to advance racial equity for over 30 years. They are a consistent resource for housing stabilization. Their culturally responsive efforts have achieved resident demographics where most of their residents identify as Black or multiracial, mirroring the neighborhood’s composition from the 1990s before the effects of gentrification.</p> <p>At Avenue Plaza, Sabin will focus on expanding the reach of their marketing to include outreach to Asian, Native Hawaiian, Pacific Islander, and Native American or Alaska Native communities.</p> <p>Sabin’s property management team includes team members fluent in Spanish and Amharic who will be able to offer in-person and phone translation services. Sabin also coordinate with the Ethiopian and Eritrean Resource Center, Latino Network, IRCO, and Language Line for additional interpretation resources.</p> <p>Sabin will host culturally specific events and gatherings in the on-site community center.</p>
Resident Services:	<p>Sabin will create a supportive and connected living environment by integrating Housing Peer Support Services:</p> <ol style="list-style-type: none"> 1. Hiring Trained Housing Peer Support Specialists 2. Structured Programming 3. Feedback Mechanism <p>Sabin believes this service will:</p>



	<p>1. Empower residents: Housing Peer Support empowers individuals by enabling them to take charge of their recovery or personal growth. Seeing others who have overcome similar challenges provides hope and inspiration.</p> <p>2. Reduced Isolation: Many residents experience loneliness or disconnection. Peer support helps build relationships, fostering a sense of belonging and community crucial for mental health.</p> <p>3. Enhance Resource Navigation: Peer support can assist individuals in navigating available resources and services in their community, facilitating access to necessary support systems.</p> <p>4. be Cost-Effective: Implementing peer support services reduces costs associated with more formal mental health services. Intervening early and providing community support can prevent more significant issues from arising.</p> <p>5. Improve Mental Health Outcomes: Research indicates that peer support can lead to increased treatment engagement, higher satisfaction levels, and better overall mental health outcomes.</p> <p>Sabin’s resident services department will also host a culturally responsive financial training. Historically, Black individuals have had limited access to formal financial education and insufficient resources to build financial literacy. Sabin’s Empowered Finances course seeks to address the Black community's systemic barriers to gaining financial knowledge and operating in existing financial systems. Through covering income supports, financial management, and barriers to wealth building, this workshop will help residents achieve financial autonomy and build generational wealth.</p>
<p style="text-align: center;">Location Preferences:</p>	<p>Avenue Plaza is located near several parks including Roselawn Park located less than half a mile from the site. The site is also located within a half mile of a few grocery stores and farmers markets including the Alberta Co-Op and a farmers market held regularly at King Elementary School. The property has a walk score of 90 out of 100. Avenue Plaza is immediately adjacent to 3 frequent service bus lines operated by Tri-Met. And the site is a short walk away from an Albina Head Start preschool.</p>



Avenue Plaza Redevelopment





Housing Stability Council Project Summary – Impact Assessment Application Step

SUMMARY			
Project Name:	Colorado Lake Cooperative #3488		
City:	Corvallis	County:	Linn
State House District:	15	State Senate District:	8
Sponsor Name:	Colorado Lake Cooperative (Consultant: CASA of Oregon)		
Urban/Rural:	Urban	Total Units:	45
		Total Affordable Units:	28
# Rent Assisted Units:	0	Units by Size & Affordability:	28 3-BR at 80% AMI 17 2-BR at Market Rate
# of Units with OHCS PSH Services Funding:	0		
Cost Per Unit:	\$116,950	Construction Type:	Preservation
Affordability Term:	60 Years	# of Units with Non-OHCS Requirements:	17
Estimated Funding Request			
Total OHCS Request:	\$3,000,000 PMDP resources	Total project cost:	\$5,262,782

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 \$3,000,000 in Preservation of Manufactured Dwelling Parks (PMDP) resources for this project, and a reservation of OAHTC to attach to the permanent loan financing provided by Network for Oregon Affordable Housing (NOAH) not to exceed the loan amount of \$2,202,691, with the expectation that the project retains the characteristics submitted in the Impact Assessment without substantial changes.

PROJECT DETAILS	
Project Description:	Colorado Lake Cooperative is a 45-space family manufactured dwelling park located in Corvallis. The park is comprised of 5.11 acres and is conveniently located near significant commercial retail services located along NW 9th St and Hwy 99W in downtown Corvallis. Colorado Lake is 100% occupied by low-income workforce



Colorado Lake Co-op MHP – Housing Stability Council

	<p>individuals and families. The park has amenities to offer residents, such as a public meeting room/office and access to adjacent Colorado Lake. Colorado Lake Cooperative represents one of the most reliable forms of affordable homeownership housing in Corvallis. Prior to the cooperative’s acquisition, residents had growing concerns the land would be acquired for development by a real estate investor, who would then push for maximum space rent increases, eventually leading to their displacement. Through community organization and an urgency to maintain this segment of affordable homeownership, the park was successfully preserved via a bridge loan from NOAH and a secondary loan from CASA of Oregon. The cooperative will use OHCS resources to convert the current bridge loans to permanent financing.</p> <p>Aside from helping keep the park resident-owned and operated and preserving affordability, funds will also be used to complete critical infrastructure repairs to common area roadways, water lines, and the sewer main line.</p>
Anticipated closing date:	8/1/2025
Focus Population(s):	Low-income individuals/families
ERJ Strategy:	Preserving the park and restricting the project to 80% AMI for at least 60% of the existing units will preserve 28 units of naturally occurring affordable housing in Corvallis for the next 60 years. All units are occupied by homeowners and the cooperative ownership structure provides considerable relief and comfort to the existing residents of the park.
Resident Services:	While this park is comprised of 100% homeowners, Colorado Lake Cooperative owns and operates the property, allowing homeowners to have direct control over their land and homes. The cooperative model being employed ensures homeowners have a direct voice in decision making for the park. CASA of Oregon has been working with the Cooperative to help them set up and navigate this process while providing referrals to services such as public health resources, senior services, food pantry access, legal services, homeownership services, and more.
Location Preferences:	While the park is not located in a walkable area, it is located off Highway 34 in Corvallis, next to Colorado Lake and the nearby Willamette River. The project is within a 10-minute drive of downtown Corvallis, with access to grocery stores, shopping, entertainment, medical care, schools, and Oregon State University.



Colorado Lake Cooperative Manufactured Home Park





Housing Stability Council Project Summary – Impact Assessment Application Step

SUMMARY			
Project Name:	Columbia View Apartments		
City:	Cascade Locks	County:	Hood River
State House District:	52	State Senate District:	26
Sponsor Name:	Columbia Cascade Housing Corporation		
Urban/Rural:	Rural	Total Units:	12
		Total Affordable Units:	12
# Rent Assisted Units:	12	Units by Size & Affordability:	2 1-BR at 60% AMI 10 2-BR at 60% AMI
# of Units with OHCS PSH Services Funding:	0		
Cost Per Unit:	\$347,083	Construction Type:	Acq-Rehab/Preservation
Affordability Term:	60 Years	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
Total OHCS Request:	\$2,645,000	Total project cost:	\$4,165,000

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 \$2,645,000 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:	Project is an acquisition/preservation of a 12-unit existing apartment complex in three 2-story buildings, located in Cascade Locks, OR. Originally built in 1975, 11 of 12 units are affordable at 60% AMI or below, with 1 unrestricted manager unit, with rent subsidized by USDA Rural Development. This project has not undergone any significant rehabilitation since built. One of the one-bedroom units is currently serving as a manager unit but will be converted to an accessible affordable unit upon project acquisition and rehabilitation.



Columbia View Apartments – Housing Stability Council

	The acquisition of the project will allow for a full site rehabilitation, and preservation of the 12 deeply affordable units for the existing residents. Temporary relocation plans are robust and aimed to limit the amount of time residents will be displaced.
Anticipated closing date:	09/30/2025
Focus Population(s):	Low-income individuals and families
ERJ Strategy:	<p>CCHC provides culturally responsive services by conducting an ongoing examination of policies and practices to advance equity and inclusion to community members who are marginalized. CCHC’s staff is reflective of the diverse communities it serves and prioritizes hiring bilingual/bicultural staff. Over 50% of CCHC staff are bicultural and bilingual (Spanish). We ensure our program documents and policies are culturally competent and take reasonable steps to ensure all persons have meaningful access to and equal opportunity to participate in our services, activities, and programs.</p> <p>CCHC continues to partner with other culturally responsive community-based organizations, including Nch’i Wana Housing and The Next Door, Inc. These partnerships help CCHC to meaningfully engage our current and future residents. CCHC plans to connect residents in need of assistance with the most appropriate culturally responsive organization.</p>
Resident Services:	<p>Resident services will be provided through partnerships with Mid-Columbia Housing Authority and Nch’I Wana Housing, a culturally responsive service provider. Planned services include resource navigation, healthcare referrals, and social service navigation for benefits. As the project moves over time, Sponsor is dedicated to audit existing services and adjust to changing community needs.</p> <p>While current residents at Columbia View are English speaking, the sponsor expects that future residents will likely speak English and Spanish, as their local portfolio of affordable housing serves a larger Spanish-speaking population. Staff working for residents on-site will be bilingual in English/Spanish and translation services for other languages will be provided, as needed.</p>
Location Preferences:	<p>Project meets standards for rural access to grocery stores and public transit, including a local bus service that takes care of the wider Cascade Locks area and along several cities in the gorge.</p> <p>The property has a walk score of 43 out of 100.</p>



Columbia View Apartments



VIEW FROM SOUTHWEST



VIEW FROM SOUTH



VIEW FROM SOUTHEAST



VIEW FROM NORTHEAST





Housing Stability Council Project Summary – Impact Assessment Application Step

SUMMARY			
Project Name:	Easton Village		
City:	Bend	County:	Deschutes
State House District:	54	State Senate District:	27
Sponsor Name:	United Housing Partners, LLC and Latino Community Association		
Urban/Rural:	Rural	Total Units:	128
		Total Affordable Units:	128
# Rent Assisted Units:	0	Units by Size & Affordability:	32 1 BR at 60% AMI 80 2BR at 60% AMI 16 3BR at 60% AMI
# of Units with OHCS PSH Services Funding:	0		
Cost Per Unit:	\$361,605	Construction Type:	New Construction
Affordability Term:	60 years	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
Total OHCS Request:	\$18,700,000 LIFT \$ 1,604,369 4% LIHTC \$25,400,000 PAB	Total project cost:	\$46,285,399

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 \$18,700,000 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:	Easton Village Apartments is a 128-unit project to be built within the larger Palisch Homes Easton Master Plan neighborhood. The project will include 1-, 2-, and 3-bedroom units restricted at 60% Area Median Income across three buildings. The



Easton Village – Housing Stability Council

	<p>site is adjacent to single family homes, market rate apartments, new parks and commercial lots, and is across the street from the new Caldera High School. Easton Village will be developed, owned, and operated by a limited partnership formed between United Housing Partners LLC and the Latino Community Association, as the culturally specific organization's first development.</p>
Anticipated closing date:	12/1/2025
Focus Population(s):	Low-income families, agricultural workers, seniors
ERJ Strategy:	<p>Latino Community Association (LCA), the co-developer, promotes racial justice in Central Oregon by empowering Latino families and helping them to understand their rights and creating opportunities to advance their standing and stature. The majority of LCA's team and Board members are Latine migrants or first-generation individuals, and their entire staff is bilingual. All leasing documents and outreach materials will be available in Spanish and English, the two primary languages listed in the AFHMP. LCA will actively do outreach and work to increase applications from Bend's Latine communities and non-English speaking populations. Cornerstone Community Housing and LCA will work with the management agent, Guardian, to create a welcoming, educational, and supportive application process for all tenants and potential lessees.</p>
Resident Services:	<p>Project sponsors have an MOU with Cornerstone Community Housing to provide resident services on-site. These services will include providing resident referrals to ensure families in the community are aware of and have access to affordable housing opportunities; connecting families with available resources and services, including but not limited to WIC assistance, medical benefits, employment and career support, clothing and school supplies, diaper assistance, food resources, access to legal aid, and transportation; holding focus groups of potential program residents to secure feedback on amenities and programs; maintaining active engagement with building owners and property management during operations to help maintain residency of tenants.</p> <p>LCA will provide additional culturally specific services. The services will include on-site language and job placement services, family Empowerment, healthy families, workforce empowerment, youth development, and community engagement</p>
Location Preferences:	<p>The master plan for the development of the Easton neighborhood includes two different parks to be built nearby. The project site is less than half a mile away from Alpenglow Park.</p> <p>There is currently a farmer's market a quarter mile away from the site and a plan to build a grocery store directly across the parking lot from the project.</p> <p>The project site has access to public transit with a directly adjacent bus stop.</p>



Easton Village – Housing Stability Council

There is an early learning center with a Head Start program nearby and the project is within the boundaries of the Silver Rail Elementary School which has an excellent score from GreatSchools.org.

Easton Village Apartments





Housing Stability Council Project Summary – Impact Assessment Application Step

SUMMARY			
Project Name:	Gresham Civic Station		
City:	Gresham	County:	Multnomah
State House District:	50	State Senate District:	25
Sponsor Name:	Home Forward		
Urban/Rural:	Urban	Total Units:	60
		Total Affordable Units:	60
# Rent Assisted Units:	60	Units by Size & Affordability:	10 2-BRs at 60% 40 3-BRs at 60% 10 4-BRs at 60%
# of Units with OHCS PSH Services Funding:	0		
Cost Per Unit:	\$648,386	Construction Type:	New Construction
Affordability Term:	60 years	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
Total OHCS Request:	\$11,858,250 LIFT	Total residential project cost:	\$38,903,149
	\$ 2,893,344 4% LIHTC \$30,540,036 PAB	Total project cost:	\$59,743,608

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 is \$11,858,250 in LIFT resources for this project, with the expectation that the project retains the characteristics submitted in the Impact Assessment without substantial changes.



Gresham Civic Station – Housing Stability Council

PROJECT DETAILS	
Project Description:	<p>Gresham Civic Station is an affordable housing development designed to provide long-term stability, economic opportunity, and culturally responsive support for immigrant and refugee families. This project will be developed in a partnership between Home Forward and the Immigrant and Refugee Community Organization (IRCO), delivering affordable, family-sized housing that will include culturally specific resident services that help tenants build stable, thriving futures.</p> <p>The development will include 60 fully subsidized, family sized units, with over 50 units containing three or more bedrooms, allowing for multigenerational households. The building will feature two playgrounds, community gathering spaces, study rooms, a workforce training center, and onsite childcare creating a family-centered environment that supports education, employment, and social integration.</p>
Anticipated closing date:	09/01/2025
Focus Population(s):	Family/Workforce, Persons living with a Physical Disability, Immigrants and Refugees
ERJ Strategy:	<p>Home Forward anticipates serving a diverse tenant population at Gresham Civic Station, including communities where the primary languages spoken are English, Spanish, Vietnamese, Russian, Somali, and Chinese (Mandarin and Cantonese). To ensure accessibility and inclusivity, all lease-up documents, outreach materials, and tenant-facing communications will be translated into these languages.</p> <p>Home Forward is committed to providing inclusive and accessible property management services at Gresham Civic Station, particularly for tenants who speak languages other than English.</p> <p>Gresham Civic Station provides a comprehensive, culturally responsive resident services program managed by IRCO, which has decades of experience working with immigrant and refugee communities. The services are designed to ensure housing stability, crisis intervention, economic empowerment, and community well-being: IRCO’s on-site Resident Services Coordinator (RSC) will offer tailored case management, tenant education, employment support, and community-building activities. Services will be available in multiple languages, ensuring accessibility for diverse populations.</p>
Resident Services:	<p>Gresham Civic Station is designed to serve low-income families and immigrant and refugee families. Over 80% of the 60 affordable housing units are three-bedroom or larger, ensuring that multi-generational families have adequate living space.</p> <p>The key housing-related needs addressed by this project include:</p>



Gresham Civic Station – Housing Stability Council

	<ul style="list-style-type: none"> • Family-Friendly Amenities • Culturally Responsive Services • Proximity to Transit and Essential Services • On-Site Early Learning Center operated by IRCO and funded through Multnomah County’s Preschool for All program • Housing Retention and Stability • Crisis Intervention • Family and Youth Services • Economic and Workforce Development • Community Engagement and Wellness <p>Gresham Civic Station will establish multiple channels for resident engagement to ensure services remain responsive to tenant needs. These include: Tenant Advisory Councils, Resident Surveys, Community Meetings.</p> <p>Collected feedback will be used to adjust programming, add or refine services, and address emerging challenges. The Resident Services Coordinator (RSC) will facilitate discussions on feedback trends, ensuring that resident concerns are actively integrated into service planning.</p>
<p style="text-align: center;">Location Preferences:</p>	<p>Located on a Metro owned site in the transit-oriented Civic neighborhood, the project is ideally situated next to the Civic Drive MAX Station, ensuring easy access to transit, schools, healthcare, and essential services. North Gresham Park is located 0.4 miles from the project site. Two full-service grocery stores (1 is 0.4 miles and the other is 0.7 miles). It is also located 350 feet from the Civic Station Max Stop. A four-classroom early learning center with capacity for 80 children is included on the ground floor of Gresham Civic Station</p> <p>The property has a walk score of 75.</p>



Gresham Civic Station



NW CIVIC AND NW 16TH STREET CORNER



MAIN ENTRY



COURTYARD



Housing Stability Council Project Summary – Impact Assessment Application Step

SUMMARY			
Project Name:	Jamii Court		
City:	Portland	County:	Multnomah
State House District:	38	State Senate District:	19
Sponsor Name:	Community Partners for Affordable Housing (CPAH)		
Urban/Rural:	Urban	Total Units:	96
		Total Affordable Units:	96
# Rent Assisted Units:	39	Units by Size & Affordability:	13 Studios at 60% AMI 9 1-BR at 60% AMI 8 2-BR at 60% AMI 1 3-BR at 60% AMI 1 4-BR at 60% AMI 10 Studios at 50% AMI 5 1-BR at 50% AMI 10 2-BR at 50% AMI 2 Studios at 30% AMI 10 1-BR at 30% AMI 11 2-BR at 30% AMI 8 3-BR at 30% AMI 8 4-BR at 30% AMI
# of Units with OHCS PSH Services Funding:	0		
Cost Per Unit:	\$685,879	Construction Type:	New Construction
Affordability Term:	30 Years	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
Total OHCS Request:	\$4,550,000 LIFT \$4,750,000 PSH Capital \$ 3,256,462 4% LIHTC \$33,450,000 PAB	Total project cost:	\$65,844,347



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 \$4,550,000 in LIFT and \$4,750,000 in PSH Development Capital 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>Jamii Court will provide 96 units of affordable housing ranging from studio to four-bedroom apartments in the West Portland Park Neighborhood of Southwest Portland. Many members of the East African Immigrant community and other low-income households currently reside in nearby naturally occurring affordable housing and are at risk of displacement as the area sees greater investment, this project will help ensure that the area’s population can remain in their community. Resident services will be provided in partnership between CPAH and HAKI, a culturally specific organization serving East African immigrants, that has been operating in the community for several years. Jamii Court will also feature 19 units of Permanent Supportive Housing for families with supportive services to be provided by the Urban League of Portland.</p> <p>Amenities at Jamii Court include a community room with kitchen, a second flexible community space, lending library, computer stations, secure bike room with 86 bike parking spaces, and 32 on-site parking spaces (including 17 EV-ready spaces) that will be available to residents. Jamii Court will have ample open space, with flexibility to serve as a community garden space for growing food, play area for children to play outdoors safely, and space dedicated to family activities and entertaining outdoors.</p>
Anticipated closing date:	6/30/2025
Focus Population(s):	Community members, and persons experiencing chronic homelessness
ERJ Strategy:	<p>Materials for this project have been translated into Swahili, Arabic and Spanish. CPAH is partnering with Urban League and HAKI on this project to provide culturally specific services to tenants and Swahili and Arabic translation will be provided onsite by HAKI staff.</p> <p>CPAH mission is to advance equitable communities and housing justice through developing sustainable and long-lasting housing, providing their residents with services for stabilization and growth, and connecting people who are unhoused with a place to call home. In this work, CPAH seeks to prioritize communities that have been historically and are currently underserved so that their housing, services, and workplace meet the needs of diverse individuals and cultures. Furthermore, CPAH’s</p>



	<p>2022-2026 Strategic Plan defines how the organization will “Fortify Equity” with a commitment to continual learning, confronting barriers for growth, and evaluation of their efforts to ensure the organization improves as an equitable and anti-racist organization. To this end, the organization seeks to fulfill three outcomes: 1. Promote equitable outcomes for diverse residents through culturally affirming services; 2. Internal culture will value racial and social justice, lived experience, and continued learning; and 3. Align their recruiting, staffing, and contracting practices with their commitment to racial and social justice.</p>
<p>Resident Services:</p>	<p>Resident Services will be provided by CPAH, HAKI and Urban League. HAKI is a local nonprofit that serves East African immigrants who are often both Muslim and Swahili Speaking. In addition to providing a baseline of culturally specific service, HAKI will focus on supporting youth and addressing family emergency needs. All children at the property will have access to youth programming on site through HAKI staff.</p> <p>CPAH staff will specialize in eviction prevention and housing stabilization. This includes working closely with households to address lease related issues, accompanying residents to meetings with property management or at court, accessing rent and utility assistance, and problem solving to ensure that housing retention is secured whenever possible. Additionally, CPAH staff provide information and referral services, connecting residents to health and wellness resources, and assisting residents in accessing supports focused on increasing income.</p> <p>Urban League will have a case manager as well as peer specialists on site to provide support to the PSH tenants. Examples of case management include application assistance, development of service plan, goal planning, and assisting households to access and engage in medical care, behavioral health care, and income benefits.</p>
<p>Location Preferences:</p>	<p>Markham Elementary is located on the parcel immediately south of the project site with a GreatSchools rating of 7.</p> <p>Barbur World Foods is located approximately 0.5 miles away and Holly Farm Park is located approximately 0.19 miles from the project site.</p> <p>The property has a walk score of 68 out of 100 and a bike score of 79.</p>



Jamii Court





Housing Stability Council Project Summary – Impact Assessment Application Step

SUMMARY			
Project Name:	Pacifica (#3686)		
City:	Seaside	County:	Clatsop
State House District:	12	State Senate District:	16
Sponsor Name:	Related Northwest & Centro Cultural		
Urban/Rural:	Rural	Total Units:	69
		Total Affordable Units:	69
# Rent Assisted Units:	0	Units by Size & Affordability:	15 Efficiency at 60% AMI 18 1-BR at 60% AMI 24 2-BR at 60% AMI 12 3-BR at 60% AMI
# of Units with OHCS PSH Services Funding:	0		
Cost Per Unit:	\$467,550	Construction Type:	New Construction
Affordability Term:	30 Years	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
Total OHCS Request:	\$14,660,000 GHAP \$ 1,478,747 4% LIHTC \$17,742,000 PAB	Total project cost:	\$32,260,962

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 \$14,660,000 in GHAP resources for this project, with the expectation that the project retains the characteristics submitted in the Impact Assessment without substantial changes.



PROJECT DETAILS	
Project Description:	<p>Pacifica will bring 69 units of housing to the City of Seaside, offering studio, one, two, and three-bedroom units. The project design provides quality housing to low-income households which also enhances the greater community by tying the design to the existing local character. Project design feedback from city partners and resident service providers directly impacted unit mix by including larger, family-sized 2 and 3 bedroom units and community amenities such as in-unit laundry, flat navigable pathways for outdoor and common areas, and close proximity of shared spaces to ease access for residents with mobility difficulties.</p> <p>The community space includes a spacious multipurpose room, on-site resident services, and property management offices. A covered patio, barbeque area and raised planter boxes will be available year-round in addition to a community kitchen which will allow residents to connect informally or host events. This community space will also be utilized for resident services programming and their service partner staff. An outdoor playground is also planned.</p>
Anticipated closing date:	10/31/2025
Focus Population(s):	Families and seniors
ERJ Strategy:	<p>Centro Cultural will be working not only as co-developer but will also be providing culturally appropriate resident services and assistance to residents. Centro’s staff will be bilingual in English and Spanish, while the property manager, Quantum, will have live translation services available for other languages. Related Northwest’s other OHCS portfolio projects have demonstrated a record of serving a diverse resident base.</p>
Resident Services:	<p>Pacifica has memoranda of understanding with Centro Cultural and Clatsop Community Action to provide resident services at the property. Services will be provided all residents with a culturally sensitive lens. Centro Cultural plans to expand operations to Seaside in parallel to this project. Proposed services include, but are not limited to:</p> <ul style="list-style-type: none"> • Financial assistance for rent, energy, transportation needs, and more. • Referrals and assistance for health services, including mobile health services. • Food assistance access referrals, after school programs, and art enrichment programs. • Mediation services between residents and property management. • Assistance in facilitation of resident-run community events.
Location Preferences:	<p>Pacifica is centrally located in the City of Seaside along the main throughfare of Highway 101, in an area of mixed-use development. A bus stop is located within a mile of the property that has service to each end of town and</p>



extended services to the coastal cities of Cannon Beach, Gearhart, Warrenton, and Astoria. There are also connector buses that run limited service from Seaside to Portland via the POINT bus service. The project is located within 1 mile of three area parks, with additional in the area over 1 mile away and beach access 1 mile away. The project is also within 2 miles of two large grocery chain stores and several local markets.

The property has a walk score of 69 out of 100. Additionally, the property has bike score of 89 out of 100.

Pacifica





Housing Stability Council Project Summary – Impact Assessment Application Step

SUMMARY			
Project Name:	Park Place		
City:	Oregon City	County:	Clackamas
State House District:	40	State Senate District:	20
Sponsor Name:	Housing Authority of Clackamas County		
Urban/Rural:	Rural	Total Units:	200
		Total Affordable Units:	200
# Rent Assisted Units:	112	Units by Size & Affordability:	47 1-BRs at 30% 45 1-BRs at 60% 34 2-BRs at 30% 34 2-BRs at 60% 14 3-BRs at 30% 13 3-BRs at 60% 6 4-BRs at 30% 7 4-BRs at 60%
# of Units with OHCS PSH Services Funding:	0		
Cost Per Unit:	\$592,074	Construction Type:	New Construction
Affordability Term:	60 Years	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
Total OHCS Request:	\$36,000,000 LIFT \$ 4,390,650 4% LIHTC \$60,000,000 PAB	Total project cost:	\$118,414,860

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 \$36,000,000 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:	The Park Place Redevelopment is an equity-focused redevelopment of the site of a 99-unit aging public housing community owned and operated by the Housing Authority of Clackamas County (HACC). This project will create a new construction community that includes 200 units of energy-efficient cottage cluster housing affordable to households with incomes at or below 60% AMI. At least 112 units will be supported with project-based rental assistance. HACC’s redevelopment efforts are designed to serve low-income households, with a focus on historically marginalized communities. There will be a community building, a communal outdoor space, and a playground integrated into the design.
Anticipated closing date:	10/22/2025
Focus Population(s):	Families
ERJ Strategy:	<p>HACC is committed to fostering an inclusive and accessible environment for all tenants. The organization has implemented diverse hiring practices, including the recruitment of bilingual and bicultural staff, to better serve the needs of a diverse tenant population. All staff are required to complete mandatory Trauma-Informed Care training, to ensure a supportive and culturally responsive environment.</p> <p>Throughout the course of tenant engagement, HACC will ensure that all written materials are translated, and verbal translation assistance is readily available, promoting clear and effective communication. The resident services team delivers culturally responsive support, tailoring their approach to the unique needs of residents.</p> <p>To address systemic disparities in housing access, HACC has adopted low-barrier screening criteria, reducing obstacles that disproportionately affect underserved communities. The organization also partners with culturally specific workforce development organizations and sets a goal of 20%–30% participation from COBID-certified firms in development projects, fostering economic opportunities for minority- and women-owned businesses.</p> <p>In alignment with its Affirmatively Furthering Fair Housing plan, HACC prioritizes affordable housing access, conducts equity-focused outreach, and regularly reviews policies to ensure they support fair housing practices.</p>
Resident Services:	<p>HACC’s Resident Services team supports public and affordable housing communities by fostering stability, economic opportunity, and community engagement.</p> <p>HACC will provide resident services but will be going out to RFP for culturally specific services related to the marketing, lease up and stabilization of the project. Services</p>

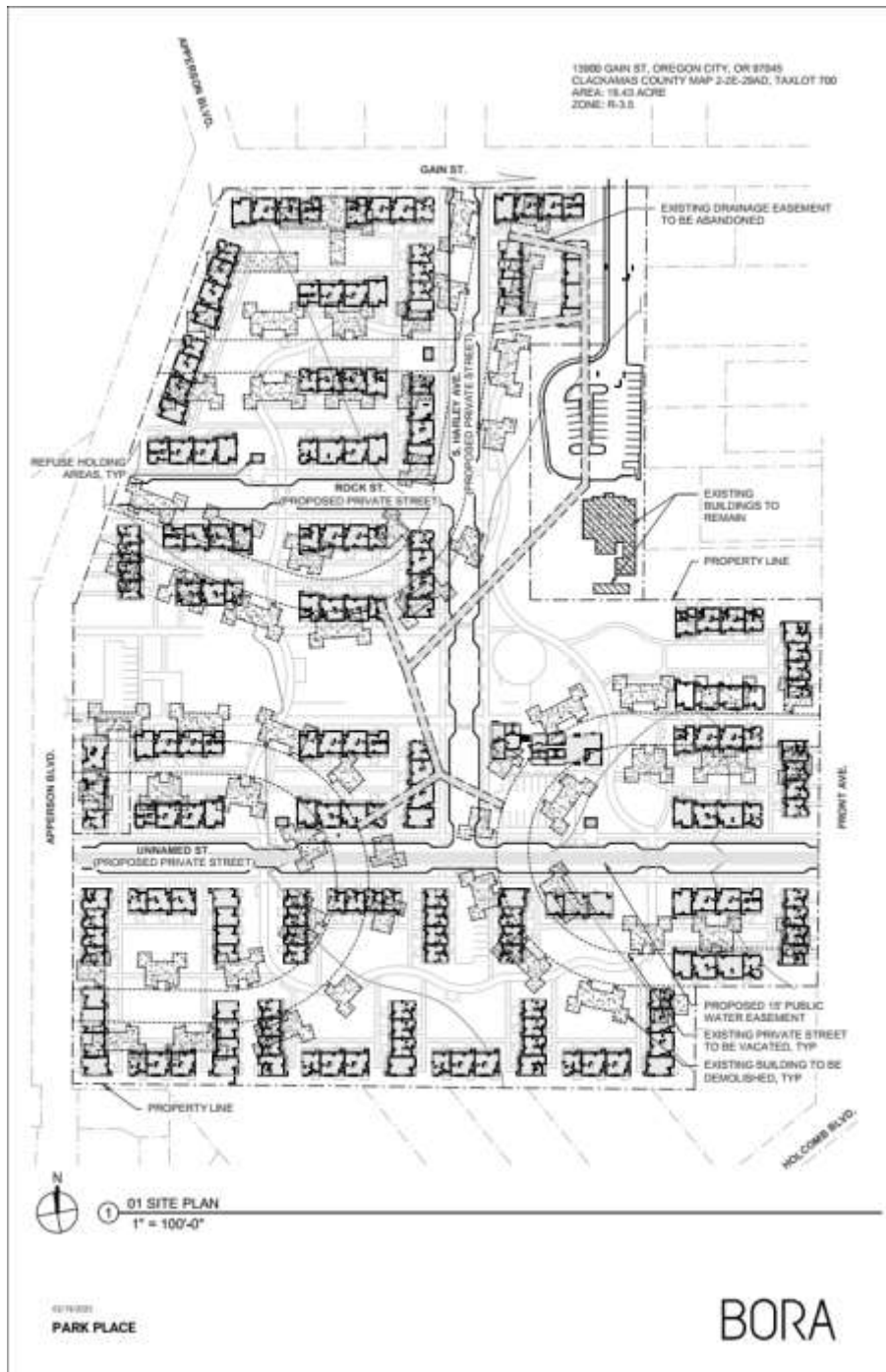


Park Place – Housing Stability Council

	will focus on education, health, financial literacy, and employment. Some examples of services offered are: eviction prevention, homeownership individual development accounts (IDAs), community building activities, community gardens, relocation assistance, family self-sufficiency, nutrition workshops, free food markets, and exercise groups.
Location Preferences:	The project has an integrated playground and communal outdoor space integrated into the design. A high bike score, post construction walk score over 50. The property does have bus access as well.



Park Place





Housing Stability Council Project Summary – Impact Assessment Application Step

SUMMARY			
Project Name:	Park Run Apartments		
City:	Eugene	County:	Lane
State House District:	8	State Senate District:	4
Sponsor Name:	Community Development Partners		
Urban/Rural:	Urban	Total Units:	158
		Total Affordable Units:	158
# Rent Assisted Units:	0	Units by Size & Affordability:	8 0-BR at 30% AMI 14 1-BR at 30% AMI 5 2-BR at 30% AMI 2 3-BR at 30% AMI 12 0-BR at 60% AMI 83 1-BR at 60% AMI 30 2-BR at 60% AMI 4 3-BR at 60% AMI
# of Units with OHCS PSH Services Funding:	0		
Cost Per Unit:	\$342,214	Construction Type:	New construction
Affordability Term:	30 years	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
OHCS Request:	\$25,410,000 LIFT	Total project cost:	\$54,069,842
	\$2,362,619 4% LIHTC \$30,050,745 PAB		

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 \$25,410,000 in LIFT resources for this project, with the



Park Run Apartments – Housing Stability Council

expectation that the project retains the characteristics submitted in the Impact Assessment without substantial changes.

PROJECT DETAILS	
Project Description:	Park Run Apartments will offer 158 affordable units for individuals and families earning between 30% and 60% AMI. Community amenities will include a fitness room, community room, picnic area, play area, rain garden spaces to manage stormwater, private work/study rooms, package lockers, secured storage, bike storage, and electric car charging stations. Apartments will include air conditioning, in-unit washer/dryer, smart key system, and select units with patios/balconies. The project, centrally located near Autzen Stadium, Alton Baker Park, and the University of Oregon, offers easy access to employment, amenities, and transportation, with 163 parking spaces provided.
Anticipated closing date:	September 2025
Focus Population(s):	Families
ERJ Strategy:	<p>To ensure effective communication with residents who speak languages identified through the Affirmative Fair Housing Marketing Plan (AFHMP), the property management team for this property will adopt a multi-faceted approach. This strategy includes hiring bilingual staff, utilizing professional translation services, and establishing partnerships with local service organizations to provide comprehensive support.</p> <p>Through its Healthy Homes program, the service provider, Cornerstone Community Services, will enhance its commitment to Diversity, Equity, and Inclusion by offering culturally competent services and promoting BIPOC organizations. At Park Run, information about events and opportunities will be shared via translated newsletters, and Cornerstone will collaborate with partners such as the NAACP and Centro Latino Americano. Staff are trained to serve diverse populations, including Latinx and Somali speakers, with a bilingual Peer Support Specialist providing additional support.</p> <p>Cornerstone actively participates in regional diversity training and the Lane County Equity Coalition. It also offers resident advocacy training and works closely with culturally specific service agencies to tailor programs to residents' needs, addressing historical and ongoing systemic injustices.</p>
Resident Services:	Resident services for Park Run will be delivered through a partnership with Cornerstone Community Services who will provide various programs tailored to the individuals and families living at Park Run, including youth development programs, financial education, supplemental food programs, resume building, job training, and



Park Run Apartments – Housing Stability Council

	<p>nutrition education. On-site resident services staff at Park Run will be responsible for designing, setting up, and implementing these programs. They will communicate with residents through monthly newsletters, either delivered to doors or emailed, detailing available programs and services. Resident services staff will also provide resource referrals for outside agencies, including rental assistance, utility assistance, and other essential services. Park Run project will focus on providing resident services to improve housing stability for vulnerable populations. To address any language barriers, Cornerstone has bilingual staff, ensuring residents can access services and communicate effectively in their preferred language.</p>
<p>Location Preferences:</p>	<p>Chase Commons Park is located just .2 miles from the project and there are three additional parks within 1 mile of the project.</p> <p>There is a convenience store and bus stop within ½ mile from the property</p> <p>Additionally, the project meets threshold criteria requirements of the OHCS Anti-displacement Inex.</p>

Park Run Apartments





Housing Stability Council Project Summary – Impact Assessment Application Step

SUMMARY			
Project Name:	Paul Edwards Building (fka Division Street Apartments) #3810		
City:	Portland	County:	Multnomah
State House District:	48	State Senate District:	24
Sponsor Name:	Do Good Multnomah		
Urban/Rural:	Urban	Total Units:	22
		Total Affordable Units:	22
# Rent Assisted Units:	22	Units by Size & Affordability:	18 1-BR at 50% AMI 4 1-BR at 30% AMI
# of Units with OHCS PSH Services Funding:	0		
Cost Per Unit:	\$296,364	Construction Type:	New Construction
Affordability Term:	60 Years	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
Total OHCS Request:	\$1,920,000	Total project cost:	\$6,520,000

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 1,920,000 in VGHAP for a total award for the project of up to \$6,520,000 in Veteran’s General Housing Account Program (VGHAP) for this project with the expectation that the project retains the characteristics submitted in the Impact Assessment without substantial changes. This project was originally awarded \$4,600,000 in VGHAP through a NOFA process in 2023, however, it saw increased project costs and has applied for an additional \$1,920,000 in VGHAP through the ORCA process to bring the project to fruition for a total award of up to \$6,520,000 in VGHAP.



PROJECT DETAILS	
Project Description:	<p>The Paul Edwards Building is a 22-unit affordable housing development in Portland’s Mill Park neighborhood, designed to provide safe, stable housing for low-income Veterans. This modular, garden-style walk-up integrates trauma-informed and culturally responsive design to foster a welcoming, supportive community. Located near public transit and essential services, the site features lush, native landscaping, creating a calming environment for Veterans, particularly those experiencing PTSD, Severe and Persistent Mental Illness (SPMI), Military Sexual Trauma (MST), substance use disorders, and chronic homelessness.</p> <p>Units will each have provided air conditioning, in-unit washers and dryers, dishwashers, and enhanced soundproofing. A community room is planned for resident gatherings, resident services, and leasing. This project is utilizing modular construction to place high-quality, energy efficient dwellings in a shorter time span than typical new construction developments.</p>
Anticipated closing date:	5/31/2025
Focus Population(s):	Veterans and their families
ERJ Strategy:	<p>Anticipated common spoken and written languages at Paul Edwards Building will be English and Spanish. All marketing and leasing materials will be provided in these languages, and ownership/property management will work with translation service providers and resident service partners to provide translations into other languages. In-person events will also provide live translation services for residents.</p> <p>Do Good Multnomah and their selected service providers understand the unique systemic barriers that BIPOC and LGBTQ+ veterans and their families experience in housing. They have working partnerships with National Association for Black Veterans (NABVETS), the Native American Rehabilitation Association (NARA), and the Urban League of Portland to help provide culturally responsive, comprehensive services to their residents.</p>
Resident Services:	<p>The Paul Edwards Building will provide housing and tailored support services for Veterans who may face challenges such as anxiety, depression, survivor’s guilt, substance use disorders, and homelessness. Many Veterans served by Do Good Multnomah experience Severe and Persistent Mental Illness (SPMI), Post-Traumatic Stress Disorder (PTSD), and Military Sexual Trauma (MST). Additionally, distrust of the Veterans Administration (VA) and other federal services often creates barriers to accessing essential support.</p> <p>Planned services include, but are not limited to:</p>



Paul Edwards Building – Housing Stability Council

	<ul style="list-style-type: none">• Case Management• Drug & Alcohol Counseling• Peer Mentorship Program• Art Therapy Program, Health & Wellness Groups, Mediation Services• Eviction Prevention Services <p>Planned services will be adjusted and tailored over time from direct resident feedback in order to better serve the existing resident population as it evolves and changes.</p>
Location Preferences:	<p>The project site is located close to highway 205 in Portland, conveniently located to schools, parks, services, medical care, and shopping. Access to Tri-Met public transit is within feet of the location.</p> <p>The property has a walk score of 78 out of 100.</p>

Paul Edwards Building





Housing Stability Council Project Summary – Impact Assessment Application Step

SUMMARY			
Project Name:	Valley Vista Apartments (#3483)		
City:	McMinnville	County:	Yamhill
State House District:	24	State Senate District:	12
Sponsor Name:	Commonwealth Development Corporation of America		
Urban/Rural:	Rural	Total Units:	96
		Total Affordable Units:	96
# Rent Assisted Units:	0	Units by Size & Affordability:	5 1-BR at 30% AMI 10 2-BR at 30% AMI 5 3-BR at 30% AMI 8 2-BR at 40% AMI 8 3-BR at 40% AMI 5 1-BR at 50% AMI 10 2-BR at 50% AMI 10 3-BR at 50% AMI 2 1-BR at 60% AMI 20 2-BR at 60% AMI 13 3-BR at 30% AMI
# of Units with OHCS PSH Services Funding:	0		
Cost Per Unit:	\$417,221	Construction Type:	New Construction
Affordability Term:	30 Years	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
Total OHCS Request:	\$19,563,100 LIFT \$ 1,766,612 4% LIHTC \$21,228,189 PAB	Total project cost:	\$40,053,187

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 \$19,563,100 in LIFT resources for this project, with the



Valley Vista Apartments (#3483) – Housing Stability Council

expectation that the project retains the characteristics submitted in the Impact Assessment without substantial changes.

PROJECT DETAILS	
Project Description:	<p>Valley Vista will feature six residential buildings, and a clubhouse designed for community engagement. Amenities include a playground, planter beds, a community room with a kitchenette, a business center with free computer access, a fitness center, and an outdoor patio. These spaces aim to foster social connection, recreation, and personal development for residents.</p> <p>Units will have a range of affordability levels from 30% to 60% to serve a wide array of residents with different incomes. Units are planned to have standard appliances plus provided in-unit washer/dryers and patios or balconies.</p>
Anticipated closing date:	10/31/2025
Focus Population(s):	Families
ERJ Strategy:	<p>The project expects to serve residents of McMinnville and the surrounding areas of Yamhill County, with expected primary spoken/written languages to be English and Spanish. The property manager, Cascade Management, will provide rental and marketing materials for residents and applicants. Resident Services provider Lutheran Community Services Northwest (LCSNW) has extensive experience and diverse staff that speaks 45 languages and plan to provide translation services for program materials and provided services for residents at Valley Vista Apartments. Yamhill County Health and Human Services (YCHHS) has also been partnered with the project to refer potential residents to the project and will provide programming to help support them during tenancy.</p>
Resident Services:	<p>Project sponsor has engaged with Lutheran Community Services Northwest (LCSNW) and Yamhill County Health and Human Services (YCHHS) to provide comprehensive and culturally specific resident services to Valley Vista Apartments residents. These services include, but are not limited to:</p> <ul style="list-style-type: none"> • Translation services, English language learning, low-cost legal services, employment and housing navigation. • Behavioral health services, family support, child welfare programs, assistance for crime victims, disability support services, public health support, and youth services. • Emergency rental assistance, energy assistance, food bank referrals, and emergency resource referrals.



Valley Vista Apartments (#3483) – Housing Stability Council

<p>Location Preferences:</p>	<p>The project is located off OR Highway 18 with bus access to the greater McMinnville area. This neighborhood is shifting toward mixed use with residential, business, services, and parks nearby. It is located approximately 2 miles from the downtown core of McMinnville. The property has a walk score of 25 out of 100.</p>
------------------------------	--

Valley Vista Apartments





Housing Stability Council Project Summary – Impact Assessment Application Step

SUMMARY			
Project Name:	Whiteaker Commons		
City:	Eugene	County:	Lane
State House District:	8	State Senate District:	4
Sponsor Name:	Red Apple Square, LLC		
Urban/Rural:	Urban	Total Units:	120
		Total Affordable Units:	120
# Rent Assisted Units:	0	Units by Size & Affordability:	66 Efficiencies at 60% AMI 40 1-BRs at 60% AMI 14 2-BRs at 60% AMI
# of Units with OHCS PSH Services Funding:	0		
Cost Per Unit:	\$331,336	Construction Type:	New Construction
Affordability Term:	30 years	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
Total OHCS Request:	\$19,365,930 LIFT	Total project cost:	\$39,760,374
	\$ 1,952,471 4% LIHTC		
	\$21,500,000 PAB		

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 \$19,365,930 in LIFT resources for this project, with the expectation that the project retains the characteristics submitted in the Impact Assessment without substantial changes.



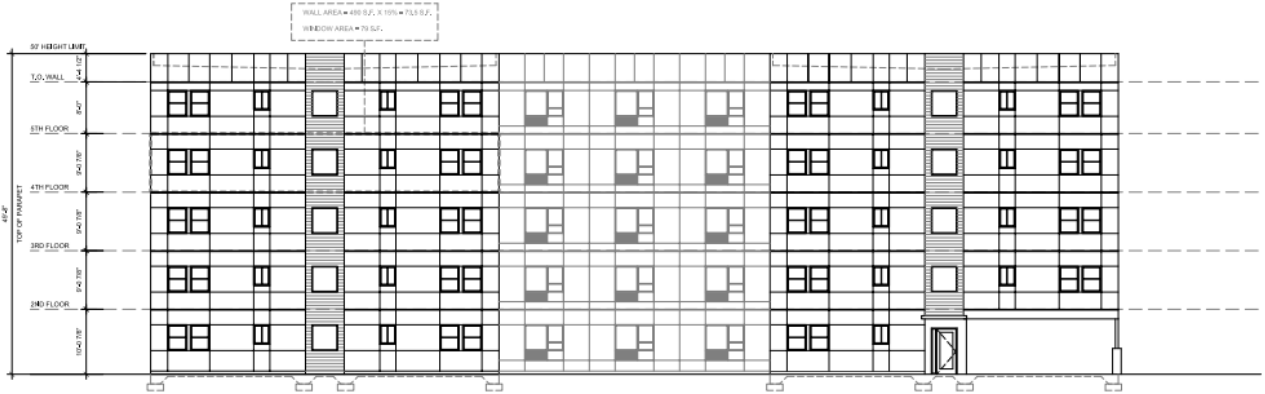
PROJECT DETAILS	
Project Description:	<p>Whiteaker Commons is a new construction five-story residential building with 120 affordable units at 60% AMI or below. The building includes community spaces, common green areas, energy-efficient construction and a contemporary design that will fit with and enhance the neighborhood. The project will include 66 Efficiency units: 40 1- bedroom units, and 14 2-bedroom units.</p> <p>The proposed project is in Eugene's Whiteaker neighborhood, known for its artistic culture, vibrant commerce and access to downtown and the Willamette Greenway. The site offers high walkability, biking access, and transit connections, with convenient nearby amenities for residents.</p>
Anticipated closing date:	11/19/2025
Focus Population(s):	Seniors, and persons with disabilities.
ERJ Strategy:	<p>Red Apple Square LLC is a for-profit developer committed local community and to advancing racial equity both within its organization and externally. They are committed to ongoing work to strengthen racial equity by:</p> <ul style="list-style-type: none"> • Partnering with culturally specific workforce organizations to prioritize MWESB contracting. This will occur not only in the construction process but in the ongoing operations of the community such as partnering with minority owned companies on maintenance and unit turns. The developer has a signed MOUs with National Association of Minority Contractors and Oregon Blacks for Youth and Families to advance this goal. • Partnering with property management, resident services, and community organizations to focus initial lease-up efforts on underrepresented communities of color. Tailoring resident services to meet tenants' specific needs by connecting them with culturally responsive organizations. Developing more partnerships locally to serve residents with culturally specific organizations such as Oregon Blacks for Youth and Families, the NAACP. Cornerstone Community Housing is CORES-certified organization, Cornerstone upholds the highest standards in resident services, demonstrating a deep commitment to well-being, equity, and data-driven decision making. Their dedication to Justice, Diversity, Equity, and Inclusion ensures services remain inclusive, accessible, and responsive to community needs.



<p>Resident Services:</p>	<p>Resident services will be provided by Cornerstone Community Housing, which has over two decades of experience serving low-income communities. Their Healthy Homes program ensures equitable access to essential support in five focus areas: Food Security, Youth Development, Health & Wellness, Economic Stability, and Community Connections. The applicant has entered an MOU with Cornerstone Community Housing to provide resident services and on-site resident services coordinator for 20 hours each week. Programs take place year-round in the centrally located community room, with monthly newsletters sharing updates on services and local resources.</p> <p>Cornerstone partners with community organizations to provide dental screenings, summer reading programs, and cooking classes with OSU Extension. They are committed to culturally competent services and ensuring language accessibility through translated materials and bilingual staff. In addition, several staff on Cornerstone’s team are SOAR certified. SOAR is a model designed to assist children and adults in applying for Social Security disability benefits. Seniors and people with disabilities residing at Whiteaker Commons will need access to this type of support.</p> <p>To support housing retention and eviction prevention, Cornerstone maintains referral systems for rent and utility assistance. They collaborate with property management to proactively assist residents struggling with payments.</p>
<p>Location Preferences:</p>	<p>Nearby parks include Washington/Jefferson Park (0.2 miles), Monroe City Park (0.35 miles) and the Willamette Greenway which includes multiple parks within 0.5 miles. The location has a walk score of 95 out of 100, and a Bike score of 100.</p> <p>Transit Stops for Lane Transit District are located directly at the site on West 5th Avenue. Bus Rapid Transit (Emerald Express BRT) stops are located on 6th Avenue 0.2 miles and 0.4 miles from the project site.</p>

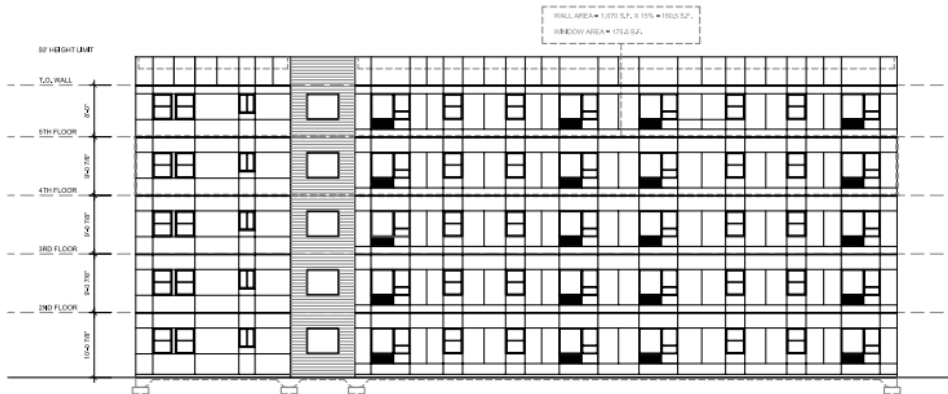


Whiteaker Commons



1 EXTERIOR ELEVATION - WEST (FACING ADAMS STREET)

Scale: 1/8" = 1'-0"



2 EXTERIOR ELEVATION - NORTH (FACING 5TH AVE)

Scale: 1/8" = 1'-0"



DATE: May 02, 2025

TO: Housing Stability Council
Andrea Bell, Executive Director

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

SUBJECT: Oregon Centralized Application (ORCA) May 2025 Update

ORCA represents a fundamental update to the way of doing business for state investments in affordable rental housing. 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.

ORCA pipeline as of 4-22-2025:

	Intake	Impact Assessment	Resource Waitlist	Financial Eligibility	Commitment	Total
# Projects	81	95	37	9	13	235
# Units	4,798	6,069	3,000	423	890	15,180
\$ Requested	\$312,637,082	\$1,120,055,409	\$559,727,888	\$154,966,600	\$280,893,231	\$2,428,280,210

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

Key updates:

- ORCA is continuously improving.** OHCS will be making updates to the ORCA in July to address partner feedback and to coincide with additional legislative feedback. Topics that will be addressed are based on provided feedback as well as learning about the operational impacts of the ORCA to-date, which are shared in these monthly updates and in regular Housing Stability Council (HSC) and Affordable Rental Housing division (ARH) engagement. New policies will only impact new applications, and the topics to be included in the updates include set-asides, rural strategies, readiness, leverage tests, and thresholds for resource availability. ARH plans to share a draft with stakeholders in early June to receive feedback, and the final framework will be brought to HSC in July for adoption.

- **Strong demand for 4% tax credits that can close in 2025.** As described in this memo, within 4 weeks of opening the ORCA to 4% projects, OHCS received requests that exhaust all available PAB resources.
- **Majority of resources will be spent by the end of the biennium.** Resource set-asides are being pooled to fund as many projects as possible. OHCS's approach to this will be discussed at the May HSC meeting.

Pooling resources summary:

The state's 2023-25 biennium ends on June 30, 2025, and our goal is to distribute all available resources to support production through ORCA. This is both to ensure that the resources are put to use to develop or preserve critically needed affordable housing, as well as to transition funding years. In adopting these strategies we have held the integrity of the established ORCA policies on applications and waitlists, ensured the funds are used and deployed as designed and intended, and have stretched to fund the greatest number of projects. The pooling of funds serves to close out the 23-25 biennia resources and transition to allow the swift addition of new resources in the upcoming 25-27 biennium.

Through pooling funds that were insufficient to fund projects across the geographic regions, or were set-aside for a use that has no active applications submitted in the ORCA, the May 2025 funding recommendations include 9 4% LIHTC projects, 1 preservation project, 1 manufactured park preservation project, and 1 veteran project. Details on the pooled funding used, and how it was applied to the May HSC project recommendations are below.

4% LIHTC Summary:

As of April 22, 2025, OHCS has received 14 applications for 4% LIHTC projects. The ORCA opened 4% LIHTC / Private Activity Bonds (PABs) availability on March 3, 2025. Of these, 10 applications are for projects that can reach financial close in 2025, and 4 are for projects that can reach financial close in 2026.

OHCS is bringing 9 of the projects that can reach financial close in 2025 to HSC on May 2, 2025, for funding recommendation. By pooling gap resources for these projects, the agency is able to fully max out Oregon's Private Activity Bond cap for 2025. This brings private

investment into the state and as well as private tax credit equity leveraged through federal tax credits which represent 30% of total development cost.

Here is a summary of the 4% LIHTC projects that OHCS is bringing to HSC at the May meeting:

4% Projects Closing in 2025 -- Submitted to HSC										
App Submit Date	Project Name	Project City	Units	PSH	Construction Type	Gap Request	Gap Request PSH	PAB Request	Total Project Cost	Closing Year
3/3 10:49am	Park Place Redevelopment (37)	Oregon City	200	No	New Construction	\$ 36,000,000	\$ -	\$ 60,000,000	\$ 118,414,860	2025
3/3 3:23pm	Seaside - Pacifica (3686)	Seaside	69	No	New Construction	\$ 14,660,000	\$ -	\$ 17,742,000	\$ 32,260,962	2025
3/3 3:36pm	Whiteaker Commons (3596)	Eugene	120	No	New Construction	\$ 19,365,929	\$ -	\$ 21,500,000	\$ 39,760,374	2025
3/3 4:46pm	Valley Vista PKA McMinnville A	McMinnville	96	No	New Construction	\$ 19,563,100	\$ -	\$ 21,228,189	\$ 40,053,187	2025
3/5 9:00am	Park Run (3476)	Eugene	158	No	New Construction	\$ 25,410,000	\$ -	\$ 30,050,745	\$ 55,529,412	2025
3/6 8:15am	Easton Village Apartments (37)	Bend	128	No	New Construction	\$ 18,700,000	\$ -	\$ 25,400,000	\$ 46,285,399	2025
3/7 5:00pm	Gresham Civic Station (3719)	Gresham	60	No	New Construction	\$ 11,856,250	\$ -	\$ 30,540,036	\$ 59,743,608	2025
3/14 5:12pm	Avenue Plaza (3678)	Portland	78	No	New Construction	\$ 13,486,619	\$ -	\$ 27,183,000	\$ 57,014,252	2025
3/20 3:03pm	Jamii Court (3516)	Portland	96	Yes	New Construction	\$ 4,970,000	\$ 4,330,000	\$ 33,450,000	\$ 65,844,347	2025
Totals						\$ 164,014,098	\$ 4,330,000	\$ 267,093,970		
Available Resources						\$ 173,234,400	\$ 23,800,000	\$ 230,072,143		
Under (Over)						\$ 8,220,302	\$ 19,270,000	\$ (37,021,827)		

These projects requested a total of \$168M in gap and exhaust all of the agency's PAB.

Costs per unit for these projects are higher than historic averages. OHCS sees that sponsors are planning for material escalation due to tariffs and market uncertainty. The project with the highest cost per unit, Gresham Civic Station, includes a co-located early learning center which brought up overall costs, but if one removes non-residential hard costs, the residential construction cost per unit is within OHCS's averages.

The remaining 5 projects were not selected for funding recommendation because those projects either did not indicate they could reach financial close in 2026, or the resources available were insufficient to fund the next project that was submitted for funding consideration for a 2025 closing.

Here is a summary of the 4% projects that are not being funded in May and will be added to OHCS's resource waitlist for when we have additional funds to commit through ORCA:

4% Projects Closing in 2026 or Not Enough Resources -- Add to Waitlist										
App Submit Date	Project Name	Project City	Units	PSH	Construction Type	Gap Request	Gap Request PSH	PAB Request	Total Project Cost	Closing Year
3/3 3:04pm	Hillside Park - D & E (3723)	Milwaukie	164	No	New Construction	\$ 31,260,000	\$ -	\$ 47,567,000	\$ 90,643,207	2026
3/5 8:24pm	Farmdale (3478)	Woodburn	45	No	New Construction	\$ 9,570,000	\$ -	\$ 15,029,495	\$ 28,790,575	2026
3/12 7:51am	Meadowlark Place (3515)	Beaverton	104	Yes	New Construction	\$ 8,900,000	\$ 6,600,000	\$ 32,917,587	\$ 67,431,185	2026
3/28 5:30pm	Flatworks Building (3786)	Portland	143	No	New Construction	\$ 26,000,000	\$ -	\$ 34,205,000	\$ 68,413,571	2026
4/14 12:24pm	Phoenix Corner (3734)	Phoenix	88	No	New Construction	\$ 19,520,000	\$ -	\$ 16,900,000	\$ 33,112,757	2025

Pipeline summary:

Step: Intake

There are 24 projects in a 'pre-pipeline' status which means they are early concepts and not yet ready to move to Impact Assessment.

There are 5 projects who recently submitted Intakes that will likely move to Impact Assessment soon.

Finally, there are 31 remaining projects in the Intake step that are currently on hold due to the two projects per sponsor limit; **this has not increased from the previous month.** These projects will move forward once the sponsor’s other projects are move into the next ORCA step or are withdrawn. OHCS adopted policy restricts sponsors to not having more than 2 projects in any one step of the ORCA. Those three steps are: Impact Assessment (and HSC waitlist); Financial Eligibility; and Commitment.

Step: Impact Assessment

There are 84 projects that are actively working on their Impact Assessment applications. That means that their Procorem work centers with application materials are open, and sponsors are gathering the appropriate information to submit to OHCS.

There are 11 projects that have submitted their Impact Assessment application and are being actively reviewed by OHCS.

Step: Resource Waitlist

There are a total of 37 projects currently awaiting resources. Of these, 12 projects are being brought to HSC in May for funding recommendation.

In addition to the 9 4% LIHTC projects described above, Colorado Lake Cooperative in Corvallis is being recommended for preservation of manufactured dwelling park resources, and Paul Edwards Building is being recommended for pooled Veterans GHAP resources.

OHCS operates the resource waitlist as a managed queue. There are a variety of different resources with different eligibility requirements. As described above, OHCS needed to pool resources to maximize use by the end of the 2023-25 biennium. Here is a summary of the pooled resources available:

Availability after Pooling Resources

	2025 Allocate* Use Set-Asides	Remaining Available	General Development Set-asides				Other Dedicated Resources				
			Western	Metro	Eastern	Culturally Specific Organization & Rural	Preservation	PSH for PSH Institute Coh Projects	LIFT General Development	HOME General Development (9% LIHTC projects not eligible)	GHAP & HDC
Gap Only General Development	\$ 20,000,000	\$ 7,765,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,765,000	\$ -	\$ -
4% Gap Funding	\$ 109,878,195	\$ 173,234,400	\$ -	\$ -	\$ -	\$ -	\$ 8,729,400	\$ -	\$ 138,505,000	\$ -	\$ 30,000,000
9% Gap Funding	\$ 12,091,020	\$ 12,091,020	\$ -	\$ -	\$ -	\$ -	\$ 3,600,000	\$ -	\$ 9,091,020	\$ -	\$ -
HOME Balance of State Funds	\$ 7,900,000	\$ 7,900,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,900,000	\$ -
Property Stabilization Investments	\$ 4,187,500	\$ 4,187,500	\$ -	\$ -	\$ -	\$ -	\$ 4,187,500	\$ -	\$ -	\$ -	\$ -
PSH General Development	\$ 64,205,000	\$ 23,600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,600,000	\$ -	\$ -	\$ -
Nature Habitat	\$ 30,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vets GHAP General Development	\$ 18,980,000	\$ 8,440,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,440,000
Manufactured Dwelling Park Preservation	\$ 5,081,468	\$ 5,081,468	\$ -	\$ -	\$ -	\$ -	\$ 5,081,468	\$ -	\$ -	\$ -	\$ -
Totals	\$ 269,321,143	\$ 242,290,388	\$ -	\$ -	\$ -	\$ -	\$ 18,998,368	\$ 23,600,000	\$ 151,361,020	\$ 7,900,000	\$ 38,440,000

Here is a status summary by resource:

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

4% LIHTC Gap Funding (LIFT) – OHCS has \$173M in LIFT to pair with 4% LIHTC/PABs that can close in 2025. This resource will be nearly fully subscribed if HSC approves OHCS’s recommendations at the May meeting.

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

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

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

PSH General Development – OHCS has approximately \$23.6M for permanent supportive housing projects and we are evaluating interest and potential for building the pipeline. OHCS pooled some of the PSH resources for use as 4% gap resources based on expected PSH demand for these resources to instead be offered in the next biennium.

Native Nations – OHCS does not have any requests for this resource and subsequently pooled the \$30M native nations resources for use as 4% gap resources. OHCS will restore this resource availability in the next biennium.

Vets General Development – OHCS has approximately \$8M remaining to fund veterans' projects and will be exhausted with an active application in addition to HSC approval of the Paul Edwards Building project being recommended at the May meeting.

Manufactured Dwelling Park Preservation – OHCS has approximately \$5M remaining, and there will be about \$2M remaining if HSC approves the Colorado Lake Cooperative project being recommended at the May meeting.

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 9 projects currently in this step. OHCS is assessing the current timeline and accountability process to determine if additional changes need to be made to ensure projects are closing and being developed expeditiously.

Step: Commitment

There are currently 13 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.