

# Housing Stability Council

## MEETING MATERIALS PACKET



Carson Commons  
Dallas, Or.

April 03, 2026  
9:00 a.m. – 11:15 a.m.  
Oregon Housing & Community Services  
Webinar



## AGENDA

April 03, 2026 9:00 a.m. – 11:15 a.m.  
Oregon Housing and Community Services  
725 Summer St NE, Salem OR 97301



**Council Members:**  
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](#)*

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

## Statewide Housing Plan Policy Priorities



**Equity & Racial Justice**



**Homelessness**



**Permanent Supportive Housing**



**Affordable Rental Housing**



**Homeownership**



**Rural Communities**

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

*The Housing Stability Council will provide [public hearing](#) time in accordance with ORS 456.561. Council's review of loan, grant or other funding award proposals under this section shall be held at a public hearing of the council. A public hearing is a formal proceeding held in order to receive testimony from all interested parties, including the general public, on a proposed issue or action. A public hearing is open to the public but is regarding a specific proposal/project.*

*All times listed on this agenda are approximate and subject to change. Agenda items may also be taken out of order and addressed at different times than listed. The agenda may be amended by the Council at the time of the meeting.*



**OREGON HOUSING *and*  
COMMUNITY SERVICES**

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

Date: April 3, 2026

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

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

Re: **Approval for Resolution #2026-04-03**

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**Motion:** Approve the Resolution #2026-04-03 recommendation for the following project:

**BOND RECOMMENDED MOTION: Move approval of Pass-Through Revenue Bond Financing in an amount up to and not to exceed \$27,117,000 to CPAH Meadowlark Place Limited Partnership for the new construction of Meadowlark Place, subject to the borrower meeting OHCS, Banner Bank, and Redstone Equity Investors, 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 one (1) transaction -4% LIHTC/Conduit Bond.

The project 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 project. More detailed information regarding the project can be found in the individual project summary.

#### **4% LIHTC Applications**

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



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

**ORCA Applications**

The Oregon Centralized Application (ORCA) funding reservation recommendations for approval are based on projects that have met the HSC approved ORCA standards. The project being recommended today has met all standards for the Impact Assessment and Financial Eligibility steps and is ready to move to the third step in the ORCA process, Financial Commitment. Once HSC approves the funding allocations named in this recommendation, the project can proceed to financial closing and start construction.

**Funding Recommendations:**

We are recommending funding reservation for one (1) project. This project will create **104** units of new affordable housing in the region. The recommendation is for an up-to award of over \$27 million in bond financing.

**Projects with Other OHCS gap funding**

Project Name	County	Units	Sponsor	Underwriting Stage
Meadowlark Place	Washington	104	Community Partners for Affordable Housing (CPAH)	FC Meeting Schedule for 3/31/2026

**Total 104**

See following resolution and project summary.



**STATE OF OREGON**  
**OREGON HOUSING AND COMMUNITY SERVICES**  
**HOUSING STABILITY COUNCIL**

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**RESOLUTION NO. 2026 – 4-03**  
**ADOPTED: APRIL 3RD, 2026**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

*[Signature follows next page]*

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## CERTIFICATION OF RESOLUTION

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The undersigned does hereby certify that I am the duly appointed, qualified and acting [Chair][Vice Chair][Executive Secretary] of the Oregon Housing and Community Services Oregon Housing Stability Council (the “**Council**”); that the foregoing is a true and complete copy of Resolution No. 2026-4-03 as adopted by the Council at a meeting duly called and held in accordance with law on April 3rd, 2026; and that the following members of the Council voted in favor of said Resolution:

\_\_\_\_\_  
\_\_\_\_\_

the following members of the Council voted against said Resolution:

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
[Chair][Vice Chair][Executive Secretary]

**EXHIBIT A**

**EXHIBIT B**

**PROPOSED PROJECT**

- 1- **Meadowlark Place (FC – Meeting Schedule for 4/03/2026)**



**OREGON HOUSING *and*  
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725 SUMMER STREET NE, SUITE B | SALEM, OR 97301  
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**SUMMARY**

Project Name:	Meadowlark Place		
City:	Beaverton	County:	Washington
Sponsor Name:	Community Partners for Affordable Housing (CPAH)		
Management Agent:	Northwest Real Estate Capital Corporation (NWRECC)		
Urban/Rural:	Urban	Total Units:	104
		Total Affordable Units:	104
# Rent Assisted Units:	49	Units by Size & Affordability:	9 Studios at 30% AMI 60 1-BR at 30% AMI 35 1-BR at 50% AMI
Cost Per Unit:	\$627,642	Construction Type:	New Construction
Affordability Term(s):	30	# of Units with Non-OHCS Requirements:	0
<b>Funding Request</b>		<b>Funding Use</b>	
LIFT Request:	\$10,625,000	Acquisition	\$0
4% LIHTC:	\$3,507,988 LIHTC	Construction	\$51,418,852
Conduit Bonds	\$27,117,000	Development	\$19,260,012
PSH	\$ 6,600,000	Total:	\$70,678,864 including Head Start \$65,274,806 Residential Only

**PROJECT DETAILS**

Project Description:	<p>Meadowlark Place is an affordable housing mixed-use development located in downtown Beaverton devoted to serving seniors (55 years or older). A Head Start program will operate on the ground floor. This project will redevelop the former Beaverton Community Center site to include a 6 &amp; 5-story, podium-style building that will support 104 affordable housing units consisting of 9 studio and 95 one-bedroom apartments. The development will be entirely devoted to serving very low-income (35 units at 50% AMI) and extremely low-income (69 units at 30% AMI) seniors. Thirty of the extremely low-income units will be set aside for permanent supportive housing (PSH) and serve seniors who have experienced chronic homelessness.</p> <p>Residential amenities include on-site residential services and property management offices; a parcel room; community room with kitchen, community flex space, secure</p>
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## Meadowlark Place – Housing Stability Council

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	<p>bike room, on-site laundry on each floor, outdoor courtyard seating area, community garden, and onsite parking. Additionally, an “active loop” walking path around the building has been integrated into the outdoor design so that residents can use the layout of the building for routine exercise. The second floor includes an amenity deck which overlooks the building’s courtyard, community garden, and Head Start outdoor play area.</p>
<p>Partnerships to Serve Communities of Color:</p>	<p>At Meadowlark Place, CPAH is partnering with Bienestar and the Native American Rehabilitation Association of the Northwest (NARA NW) to act as the permanent supportive housing services team. Both members of the Meadowlark PSH services team are culturally-specific organizations with extensive experience serving their respective communities. By having multiple culturally-specific service providers at Meadowlark Place, it ensures the PSH services team is best positioned to serve a PSH community with a wide range of cultural backgrounds and service needs.</p> <p>The PSH services team will include one full-time NARA NW Case Manager and a part-time Bienestar Case Manager. NARA NW team will provide comprehensive and long-term case management. Examples of support include initial application assistance, goal planning, connection to physical and behavioral health services and ongoing advocacy throughout tenancy.</p> <p>The Resident Services Coordinator will promote the senior program, Thriving in Place (TIP), as well as eviction prevention and housing stabilization services. Housing stabilization includes supporting residents in accessing rent and energy assistance, as well as linking them to resources that address housekeeping issues, behavioral health, physical health, food security, educational and employment opportunities. CPAH staff will also provide community building opportunities to foster healthy social connections between residents, further stabilizing the whole community. Additionally, the TIP program includes access to health and wellness resources and activities.</p>
<p>Reaching Underserved Communities:</p>	<p>Seniors (55 or older) and persons experiencing chronic homelessness are the identified target populations for this development. Meadowlark Place materials will be translated into Spanish and translation services will be provided by Immigrant and Refugee Community Organization (IRCO). Once clients are housed, NARA NW will work clients to engage in services and to access other community resources as needed. Bienestar will refer former Bienestar residents as they transition from family housing to senior housing.</p> <p>A Head Start program will operate out of the ground floor of the development. Head Start is a free, federally funded program promoting school readiness for children from birth to age 5 from low-income families, offering comprehensive education, health, nutrition, and family support services. The emphasis is on early learning and family engagement.</p>



## Meadowlark Place – Housing Stability Council

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MWESB Target:	The project is committed to meeting at least the 30% designated MWESB goal.
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The LIFT, PSH and LIHTC requires that all project sponsors sign a Diversity, Equity, and Inclusion (DEI) agreement and engage MWESB organizations.

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.





Date: April 3, 2026

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: April 2026 ORCA Development Funding Recommendation

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**Motion: Approve the funding reservation recommendation for North Bend Family Housing II in North Bend, up to \$10,096,897 in HOME funds and \$8,500,000 in AWHTC in alignment with the ORCA framework and process.**

**Summary**

At the upcoming Housing Stability Council (HSC) meeting, we will be presenting an Oregon Centralized Application (ORCA) recommendation for approval by the Council. The recommendation is based on a project that has 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 recommendation. More detailed information regarding the project can be found in the attachment following this cover memo.

**Applications**

In all, there are 54 project applications actively in the Impact Assessment step of the ORCA that are in various stages of being completed. The projects being recommended today have met all standards for the Impact Assessment step.

This project will add 48 new units to the state affordable housing stock. Rent restrictions on the units are at 30%-60% AMI.

Development	Location	Number of affordable units
North Bend Family Housing Phase II	North Bend	48



**March 6, 2026**

ORCA Funding Reservation Recommendations

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	<b>Total</b>	<b>48</b>
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The project recommended for funding this month has demonstrated a priority for serving community needs, including intentional strategies to build that is responsive to the needs of historically underserved cultural communities, while serving persons experiencing homelessness.

The application was reviewed for completeness and to ensure it met all evaluation standards that are part of the Impact Assessment step. These standards include review of the following information:

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

### **Next steps**

If the project is approved for a funding reservation, the project sponsor 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, the project 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:	North Bend Family Housing Phase II		
City:	North Bend	County:	Coos
State House District:	9	State Senate District:	5
Sponsor Name:	North Bend City Housing Authority (NBCHA)		
Geographic Set Aside:	Suburban	Total Units:	48
		Total Affordable Units:	48
# Rent Assisted Units:	30	Units by Size & Affordability:	15 1 BR at 30% AMI 15 2 BR at 30% AMI 9 1 BR at 60% AMI 9 2 BR at 60% AMI
# of Units with OHCS PSH Services Funding:	20	Manager's unit/size	N/A
Cost Per Unit:	\$561,566	Construction Type:	New Construction
Affordability Term:	60	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
Total OHCS Request:	\$ 8,500,000 AWHTC \$10,096,897 HOME \$ 1,344,573 4% LIHTC \$11,000,000 PAB	Total project cost:	\$26,955,186

This project is currently in the Impact Assessment step and there may be changes as it progresses through the ORCA process. We recommend to Housing Stability Council the reservation of an up to amount of \$8,500,000 in Agricultural Worker Housing Tax Credits, and \$10,096,897 in HOME resources for this project, with the expectation that the project retains the characteristics submitted in the Impact Assessment without substantial changes.



## North Bend Family Housing Phase II – Housing Stability Council

PROJECT DETAILS	
Project Description:	<p>North Bend Family Housing (NBFH) Phase II is located on the site of a former elementary school and shares a property boundary with NBFH Phase I. It will provide 48 new apartments, including 1-and 2-bedroom units serving households at 30% and 60% AMI. The development will also provide a resident services office, community laundry, and mail room with adjacent storage for groundskeeping.</p> <p>Apartments and community spaces will be located in 3-story and one single story buildings totaling approximately 35,500 square feet. Common areas and offices will occupy 1,500 square feet. The modest community room in this building will serve residents of Phase II, who will also have access to community spaces in Phase I. Site amenities are arranged around a large, shared courtyard and will include a play area, pedestrian paths, and a shared lawn. Surface parking will be provided at the perimeter of the site. All common areas and amenity spaces on site are intended for the sole use of the residents.</p>
Anticipated closing date:	November 2026
Focus Population(s):	Working families, youth-headed households, and agricultural and service-sector workers. The site will have 20 PSH subsidized units to serve youth and families experiencing chronic homelessness.
ERJ Strategy:	<p>North Bend City Housing Authority (NBCHA) is committed to advancing racial equity across all aspects of its operations. To support this effort, NBCHA partners with the South Coast Equity Coalition (SCEC) to provide ongoing Diversity, Equity, and Inclusion (DEI) training for both Housing Authority staff and team members at NBFH. In particular, for NBFH Phase II where many agricultural workers are expected to identify as Hispanic, the work of SCEC for staff trainings and marketing assistance to the property ensures that in-person interactions with potential tenants are approached through an equity lens. In addition to training, SCEC operates as a community health advocate, with a particular focus on supporting residents who identify as BIPOC and ensuring equitable access to resources and opportunities.</p> <p>NBFH II will continue relationships with the Coquille Indian Housing Authority (CIHA) and the Confederated Tribes of the Coos, Lower Umpqua, and Siuslaw Indians (CTCLUSI) that were established in NBFH Phase I. Both CTCLUSI and</p>

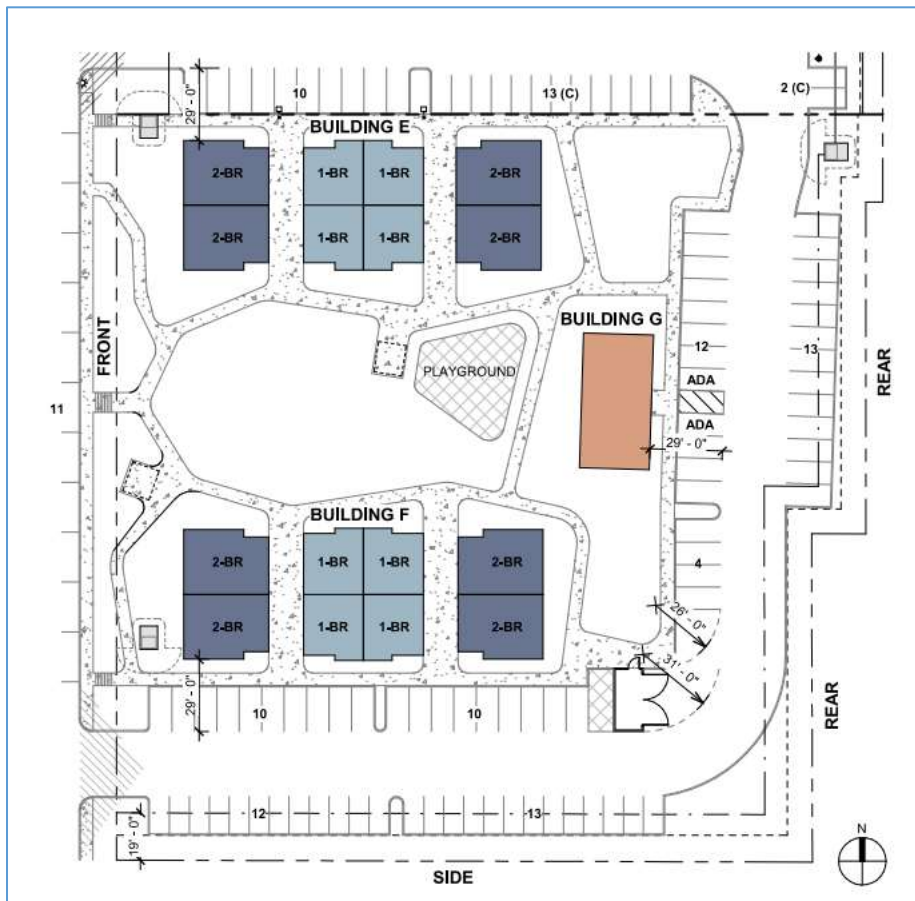


**North Bend Family Housing Phase II – Housing Stability Council**

	<p>CIHA will serve as referral partners for tribal households and will provide ongoing support services as reflected in executed MOUs.</p>
<p>Resident Services:</p>	<p>NBCHA will be the primary lead in providing resident services at NBFH Phase II, their program is designed to maximize the quality of life of residents by focusing on housing stability and addressing their most pressing needs. Services will be delivered on-site by the full-time Resident Services Coordinator.</p> <p>NBFH Phase II has Resident Services budget of \$400 PUPY covering all households for a total of \$21,200 per year. The anticipated service level is intended to be complimentary to the onsite PSH services being provided for those PSH units that may have need for higher-level referral-based services. For all non-PSH units the anticipation is that service needs will largely be referred to outside organizations associated with the property or in the community. Resident Services are designed to strengthen long-term housing stability and upward mobility through:</p> <ul style="list-style-type: none"> <li>▪ Financial-literacy education and benefits navigation</li> <li>▪ Youth enrichment and after-school programming</li> <li>▪ Workforce readiness and employment-linkage support; and</li> <li>▪ Community-building activities that connect residents to local resources and civic life.</li> </ul>
<p>Location Preferences:</p>	<p>In addition to having an integrated playground and green spaces, NBFH II has several parks within half a mile and is immediately adjacent to a community baseball field. The project is located a quarter mile from a Safeway grocery store and has a walk score of 62.</p> <p>A daycare is located within half a mile and a headstart within 2 miles. The project is located one block from the North Bend Green Line bus and is located directly on route for the Florence Express bus which services Coos Bay to Florence daily. Hillcrest Elementary School, which has an 8/10 Great Schools Summary Rating, is located approximately 1 mile from the property.</p>



North Bend Family Housing Phase II





**OREGON HOUSING *and*  
COMMUNITY SERVICES**

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Date: April 3, 2026

To: Housing Stability Council  
Andrea Bell, Executive Director

From: Heather Gramp, ARH Preservation Strategy Lead  
Natasha Detweiler-Daby, Affordable Rental Housing Director OHCS

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### **Context**

This memo updates the Council on preservation work that is underway and planned in response to the passage of Senate Bill 51 in the 2025 legislative session. SB 51 directed the Department to “*establish and maintain an affordable housing preservation program...*” Prior to a statutory program, OHCS prioritized preservation through individual NOFA offerings before developing the first comprehensive Preservation Strategy Framework, which was adopted by Housing Stability Council in 2023.

This new statutory preservation program includes preservation of affordable rental housing as well as the preservation of naturally occurring affordable housing in manufactured home parks. The Manufactured Park Preservation effort is led by our OHCS Homeownership Division.

In developing the new statutory Affordable Rental Housing Preservation program our goal is to build off of the previous framework while updating the approach to work in the context of the need and current market dynamics. Three top issue drivers the statutory program responds to are:

- 1) Constrained preservation gap resources relative to total need statewide
- 2) Potential loss of financially unstable properties to foreclosure and/or sale
- 3) Need for predictability of operational requirements while maintaining flexibility to be able to make any additionally allocated funds available via ORCA, without delay

### **Partner Engagement**

The original 2023 Preservation Strategy Framework was developed with robust input from an array of partners. The framework continues to be our guiding document for these 2026 updates. The updates described in this memo evolved from conversations and feedback the Department received over the past year in meetings with the Stabilization Work Group, the Statewide Preservation Steering Committee, lenders, and various partners.

Additional feedback received from the Housing Stability Council members as well as during upcoming rulemaking will inform the final rules and program approach. The Department will reflect on the feedback received and adjust our approach, where possible, to be responsive to current preservation needs.

### **Timeline Anticipated**

Following consultation and input from the Housing Stability Council, OHCS will move to incorporate updates to initiate rulemaking to establish and adopt the statutory program in July 2026.

The 2026 legislative session resulted in a combined \$25 million in Article XI-Q general obligation bonds for manufactured dwelling park and multi-family preservation. These new investments will be financed through a Spring 2027 bond sale, and we anticipate bringing forward next steps on those resources in the coming months in coordination with the Homeownership Division as the lead on manufactured park preservation.

### **Key Changes**

The Key changes below respond to the top issue drivers cited above: resource constraint, risk of loss due to financial instability, and a need to update processes to be responsive. The planned presentation during the April 3 meeting will describe in greater detail the rationale behind each of these changes. Below is a top-line summary of what is changing, and the primary reason.

#### **1) Redefine Preservation Risk Categories**

The three original risk of loss categories were for expiring affordability; expiring federal project-based rent assistance (PBRA); and physical and financial challenges. In response to the urgent need for stabilization, in 2025 we created the Property Stabilization Investments (PSI) offering, guided by precisely defined metrics and a swift process that leveraged ORCA. In the new statutory program, we have decoupled preservation's physical and financial challenges category, addressing financial risk of loss via its own risk category on property stabilization. The original category is now limited to "physical condition issues." Also, in the draft Preservation Program manual, we ask partners to bring projects that are truly key priorities for them; if these are newer than 20 years since construction or last rehabilitation, then the Department will reserve the right to limit additional ORCA projects until the preservation is complete.

#### **2) Add Program Flexibility for Portfolio Transition Support**

Along with the Department's response to urgent stabilization needs via PSI, as noted above, with the new statutory framework the draft manual makes clear that we are aware that debt buydown is not a full solution. As a complement to PSI, we offer consultation, technical assistance, and as resources allow and on a case-by-case

basis, support for property transition. The goal is that if a housing partner wishes to sell, it may be worthwhile to support a new purchaser if they can offer greater asset management capacity and stability for tenants. This area of work will be further built out when additional resources become available in the future.

### **3) Add Leverage Requirements**

In recent biennia, we did not prohibit applications requesting very large gap-only subsidy, and in saw some individual projects claim a significant portion of available resources. Looking forward, with demand only growing in the face of level resources, we need to encourage partners to seek other available resources, including federal tax credits when appropriate. We have begun messaging partners that in the future, most projects can expect some leverage requirement. Depending on the resource level and type available, with each offering the Department will select categories of risk to fund and identify thresholds for gap funding and leverage requirements. We are aware that not every project will have realistic options beyond OHCS gap funding, and will allow for those categories as best we can with exceptions and set-asides. The overall goal here is to stretch the gap funding further by requiring leverage where reasonable, and as a result support more projects.

### **4) Establish a Predictable Application Review Cadence**

ORCA has been successful in shrinking the timeline for numerous projects. However, for preservation and its limited gap funding, it is helpful for partners to have more clarity about the timing of funding decisions. Going forward, OHCS will establish and publicize specific timeframes for consideration of preservation applications received (including those already on the waitlist) based on their priority category (Critical, High and Medium priority). This approach will establish the earliest date at which funding decisions will be made, and signal more directly the need to complete applications by a certain date to be considered. It will also clarify when projects ranked lower than Critical could be considered for funding. In the draft manual, we refer to these timeframes as “decision windows.” Partners are already being encouraged to work their way through the ORCA to get a spot on the wait list, so that when a window is announced for a certain category or funding type, projects are already in line.

### **5) Expand Eligibility for Expiring Properties**

The original risk of loss category for expiring affordability was only available where a property was owned by a for-profit entity. This was based on the expectation that properties owned by mission-driven nonprofits were generally not at risk of conversion to market-rate, even if affordability restrictions expired, while for-profit owners were more likely to increase rents to market rate once they are able. In the current environment of depleted reserves for nonprofit owners, it is less clear that we can assume nonprofits will be able to maintain properties’ affordability without subsidy. Going forward, the expiring category will be agnostic with respect to for-profit or nonprofit ownership.

## **6) Treat all Federal Project-Based Rent Assistance the Same**

The original risk of loss category for federal project-based rental assistance had a rural focus and called out only USDA Rural Development projects, with other types of federal rent assistance considered on a case-by-case basis (typically HUD PBRA). With the evolving federal landscape and several types of rental assistance potentially eligible, we saw no reason to limit it to USDA RD. This is reflected in the draft program manual.



**OREGON HOUSING *and*  
COMMUNITY SERVICES**

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**Date:** April 3, 2026  
**To:** Housing Stability Council Members  
Andrea Bell, Executive Director  
**From:** Kelso Brasunas, Financial Strategy Lead  
Natasha Detweiler-Daby, Director Affordable Rental Housing Division  
**Re:** Direct Lending Implementation (SB684) Briefing #2

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### **Executive Summary**

ARH staff introduced the plan to restart Direct Lending at the January 2026 Housing Stability Council meeting. Direct lending refers to our ability as an HFA to provide long-term mortgages by selling bonds and loaning the proceeds to projects. Direct Lending provides cheaper debt for projects through lower interest rates and longer loan terms and amortization periods. Any spread, or profit, earned on loans will be reinvested into additional housing development. We plan to launch Direct Lending in the ORCA in June or July of 2026.

Direct Lending loan products are a significant shift from our current range of ARH funding tools including grants, soft loans, and tax credits. As true debt, it will be important to hold the requirements and rigor needed to protect the state and tenants from potential losses. Unlike public subsidy that remains with the project, funds we lend to a project are created by bonds OHCS must repay. Our return on investment is the creation or maintenance of the unit, and the corresponding repayment of the debt along with interest.

We are back this month to dive into these areas: loan product details, including affordability term and AMI limits, credit committee governance structure, engagement updates and charge details.

### **Loan Product Details**

OHCS has offered Direct Lending options in the past and maintains an active portfolio of projects supported by first-lien permanent debt. OHCS is simply making historical tools available again in today's market conditions. We will have two main types of perm loan products, Elderly and Disabled (E&D) loans, and loans that are credit-enhanced by the HUD/FHA risk-sharing program.



**Interest Rate:** Sponsors will receive a tax-exempt rate or taxable rate. Tax-exempt paths are private activity bonds, 501c3 bonds and recycled bonds.

- OHCS estimates that as of 3/13/26 we can provide a 30-year tax-exempt loan at 5.3%, and a 30-year taxable loan at 6.3%.

**Loan Amortization/Term:** we plan to have a few available structures, including 30-year amortization, 40-year amortization, and 40-year amortization with a 17-year balloon.

**Eligibility:**

- *E&D:* Seniors (100% of units for age 62+ or 80% of units at 55+), people with disabilities (20% of the units)
- *Both E&D and risk-share:* new construction, preservation, acquisition, refinancing

**Affordability Term:** affordability must be maintained either for 15 years of the life of the loan, whichever is longer.

- When OHCS had Direct Lending in the past, the affordability term was the life of the loan.
- Where Direct Lending is paired with other ARH funding, the most restricted affordability term requirement would apply. This approach will maximize flexibility for projects while still allowing subsidy sources to drive policy goals on a per-transaction basis.

**AMI Limits:** tax-exempt bonds will follow the IRS requirements of 40% of units at 60% AMI or 20% at 50% AMI. Otherwise, OHCS will allow the rest of the units to be at any level AMI, including unrestricted.

- These financing tools can be used both for traditional affordable housing where all units are restricted to serve low income households, or for mixed income projects that seek to incorporate a portion of the units to serve low income households.
- There can be overlapping income limits on a project from multiple funding sources, and any given unit will be held to the most restrictive applicable unit.

## **Lending Oversight**

As part of ensuring Direct Lending oversight within OHCS, we are working to establish an focused Credit Committee. The Credit Committee will provide scrutiny and review for project financial investments to mediate exposure to real financial risk associated with Direct Lending in advance of bringing any funding recommendation to Housing Stability Council. This Credit Committee will be appointed by the OHCS Executive Director into the operational workflow for evaluating potential investments. The committee will bring needed expertise to this committee through representative participation from OHCS as well as leveraged counterparts from other state's Housing Finance Agencies, and finance and lending experts.

Credit Committee reviews will evaluate topics including:

- *Borrower Creditworthiness*: looking at business credit reports, organizational financial statement analysis, and performance of other properties in the Borrower's portfolio
- *Market Study Analysis*: assessing rent reasonableness, lease-up assumptions and the surrounding landscape.
- *Conversion Checklist Review*: before conversion and fund disbursement, the credit committee will evaluate the conversion checklist. Items include: all reserves funded, construction inspections approved, no event of default, receipt of certificate that all construction work is completed, etc. It will also include a review of the Appraisal to see if the loan to value is followed.

## **Engagement Update:**

OHCS met in small focus groups and 1:1 meetings with local lenders, national lenders, developers and other state HFAs. We heard that developers want clarity and flexibility in loan structure, and we plan to share draft term sheets, underwriting standards, HUD application requirements and loan structure options before launch. We also heard there can be gaps in the market for certain types of projects, including refinancings, PSH, mixed- or middle-income, new borrowers, and certain geographic markets. Given current market challenges, lenders are tightening underwriting standards and doing deeper dives on financial statements and advantage to the market. For example, underwriting 60% AMI units, especially 1-bedroom and studio units in certain geographic areas, are often not penciling.

From our OHCS Financial Report study and recent news coverage on multifamily permit rates and operating challenges, we know that projects are debt burdened. Of the 30 projects we are funding with our Property Stabilization Investment (PSI) resources, nearly 92% of the nearly \$39M in funding made available is going to lenders to pay down perm debt.

**Charges:**

Below are the OHCS Direct Lending charges, aligned with conduit bond charges to provide continuity across all loan products. We provided the historic Direct Lending structure from 15+ years ago as well, as a comparison. Most projects will have other OHCS funding, and OHCS as the perm lender streamlines the number of funders, reporting requirements, and project charges.

<b>Charge Type</b>	<b>Description</b>	<b>Conduit Bonds Structure (as a comparison)</b>	<b>Historic Direct Lending Structure</b>	<b>Current Direct Lending Structure</b>
<b>Application Charge</b>	Application charge before Impact Assessment	\$1,500	\$1,500	\$1,500
<b>Issuance Charge</b>	Charged at closing	1.5% (only on tax-exempt portion)	2% (on the full loan amount)	1.5% (on the full loan amount)
<b>Cost of Issuance</b>	<b>Bond fees:</b> bond counsel, State Treasury, financial advisors, negative arbitrage, prepayment penalty, etc. <b>Loan fees:</b> business credit reports, appraisal, market study, third-party inspections, etc.	Project's pro-rata share of the actual cost of issuing bonds	Lesser of 2% of loan amount or project's pro-rata share of the actual cost of issuing bonds	Project's pro-rata share of the actual cost of issuing bonds
<b>Monitoring Charge</b>	Annual monitoring charge	\$10/unit/year	\$45/unit/year (risk-share), no charge for E&D	\$45/unit/year (risk-share and E&D)



**OREGON HOUSING and  
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DATE: April 3, 2026  
TO: Housing Stability Council  
Andrea Bell, Executive Director  
FROM: Affordable Rental Housing Division  
Natasha Detweiler-Daby, Director  
SUBJECT: Oregon Centralized Application (ORCA) April 2026 Update

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ORCA is one of the primary ways the state advances housing progress. This document expands and provides information about the data that we have available on our website, to increase understanding and share insights about our observations as we continue to lean into our commitments to evaluate and adjust.

**Key updates:**

- 9% LIHTC Project Review Underway. Application period has closed for the 9% Low Income Housing Tax Credits. Projects are being reviewed in accordance with the Qualified Allocation Plan and we anticipate notifying selected projects to proceed to complete the full Impact Assessment application in May 2026.

**ORCA pipeline as of 3-23-2026:**

	Intake	Impact Assessment	Resource Waitlist	Financial Eligibility	Commitment	Total
# Projects	134	54	45	31	9	273
# Units	9,172	3,455	3,574	2,238	627	19,066
\$ Requested	\$ 924,710,475	\$ 741,911,005	\$ 755,431,717	\$ 449,176,845	\$ 121,497,892	\$ 2,543,551,092

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

## **Pipeline summary:**

### Step: Intake

OHCS is observing a slowdown in new project intakes, likely due to developer awareness of resource constraints.

### Step: Impact Assessment

There are 54 projects that are actively working on their Impact Assessment applications. OHCS is actively reviewing 9 projects that have submitted their application.

### Step: Resource Waitlist

There are a total of 45 projects currently awaiting resources, an increase of three projects from last month.

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

- **4% LIHTC:** Private Activity Bonds (PAB) are available for applications in both 2025 and 2026; projects eligible for the funds may submit applications for evaluation. Where projects do not need paired gap funds, the project will be able to proceed based on available PAB only. OHCS recently updated the policy for required PAB leverage in 4% LIHTC Projects to a minimum of 30%; more information can be found [here](#).
- **9% LIHTC:** The 2026 offering closed on February 25, 2026. OHCS is currently evaluating applications.
- **LIFT:** This resource has been fully subscribed. An additional \$75million in Article XI-Q bond funds was allocated through an anticipated spring 2027 bond sale. Additional information about the timing and process for allocating these resources to the ORCA will be shared in the coming months.
- **PSH:** Approximately \$1.4M will remain after the April HSC meeting to support the development of Permanent Supportive Housing (PSH), OHCS is also working to proceed with the direction from the Executive Order.
- **GHAP/HDGP:** Approximately \$15M remains via forward allocation from the General Housing Account Program (GHAP) and Housing Development Grant Program (HDGP) for Native Nations projects.
- **GHAP Veterans:** This resource has been fully subscribed.

- *GHAP Capacity Building*: OHCS is finalizing grant application reviews and will be making announcement of grant awards in the coming weeks.
- *HOME*: Approximately \$8M is remaining for HOME Balance of State projects.
- *Oregon Affordable Housing Tax Credit*: The program was updated in October to implement the new pass-through exemption for Financial Distress; resources remain available.
- *Preservation*: 2025 Legislative investments have been fully subscribed. Some preservation funds are held back to be offered to support 2026 9% LIHTC projects and if not fully utilized will be offered to support projects with imminent critical risks. An additional \$25million in Article XI-Q bond funds was allocated through an anticipated spring 2027 bond sale. We anticipate bringing forward next steps on those resources in the coming months in coordination with the Homeownership Division as the lead on manufactured park preservation.
- *Stabilization*: The last project to be funded through these resources is delayed in finalizing investment, we anticipate the project to be finalized with a funding recommendation in May. The baseline data on projects is included as an appendix to this monthly update and anticipate quarterly updates through this biennia.

will match ORCA projects with available resources to bring forward funding recommendations until fully subscribed. Where resources become insufficient to finance projects within resource use set-asides, resources will be pooled and connected to projects based on fit and to ensure maximum impact of state investments. Future resources anticipated to be offered through the ORCA include: gap funds for older adults and persons with disabilities, and direct lending.

*Step: Financial Eligibility*

Once projects are approved by HSC, they are given up to six months to proceed through the Financial Eligibility step. There are 31 projects currently in this step. OHCS is working to update its public dashboard with additional information about development readiness (local government entitlements, permitting, environmental review, etc.) to increase transparency of production delays/barriers outside of OHCS’s control.

*Step: Commitment*

There are nine 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.



## ORCA Quarterly Update:

### Property Stabilization Initiative (PSI) Accountability Reporting

#### Summary

Over the next year, ARH will be providing quarterly updates to the Council regarding the effectiveness of PSI investments. Updates will include narrative excerpts from owners regarding their efforts to address property challenges, and quantitative tracking of key performance indicators: debt coverage ratio, expense-to-income ratio, economic vacancy rate, and aged payables. The attached table includes baseline results for each of these metrics based on actuals during the application window. Council should expect the first round of reporting on these investments in **August**, at which time most properties will have successfully closed on their PSI funding.

#### PSI Reporting Table

Property	Owner	Closing Date	PIP Complete?	Baseline Metrics	July 2026	October 2026	January 2027	April 2027
8 NW 8th Building (Richard L Harris Apartments)	Central City Concern		No	DCR:(1.27) E/I: 112% EV: 22% AP: 46k	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:
Broadway Vantage	Innovative Housing Inc.		No	DCR: (.34) E/I: 92.1% EV: 29% AP: 703k	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:
Erickson Fritz	Innovative Housing Inc.		No	DCR: (3.4) E/I: 181% EV:15% AP: 536k	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:
Firland	ROSE Community Development		No	DCR: (.04) E/I: 93.4% EV: 10% AP: 30k	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:



**PSI Accountability Reporting – April 2026**

Hayu Tilixam	NAYA		No	DCR: (.69) E/I: 81.2% EV: 29% AP: 4k	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:
Hazel Heights	Central City Concern		No	DCR: (.28) E/I: 101% EV: 33% AP: 16k	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:
King + Parks	PCRI		No	DCR: .07 E/I: 97.2% EV: 19.3% AP: 150k	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:
Lamb Building	St. Vincent de Paul Society of Lane County, Inc.		No	DCR: .28 E/I: 87% EV: 0% AP: 53k	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:
Lents 2000	ROSE Community Development		No	DCR: (.17) E/I: 102% EV: 20% AP: 45k	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:
Lents Village Apartments	ROSE Community Development		No	DCR: .23 E/I: 91% EV: 28% AP: 101k	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:
Magnolia Apartments	Innovative Housing Inc.		No	DCR: .62 E/I: 85% EV: 11% AP: 143k	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:
Magnolia Apartments 2	Innovative Housing Inc.		No	DCR: .19 E/I: 89% EV: 11% AP: 232k	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:
Mamook Tokatee	NAYA		No	DCR: (.69) E/I: 117% EV: 27% AP: 40k	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:
Mason Grove	Horizon Project Inc		No	DCR: .50 E/I: 87% EV: 0 AP: 17k	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:
Milepost 5	CDP		No	DCR:(1.82) E/I: 188% EV: 20% AP: 69k	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:
Nesika Illahee	NAYA		No	DCR: (.19) E/I: 103% EV: 6% AP: 126k	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:



**PSI Accountability Reporting – April 2026**

Orchards at Orenco II	REACH		No	DCR: .77 E/I: 77% EV: 5% AP: 159k	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:
Orchards at Orenco III	REACH		No	DCR: .71 E/I: 78% EV: 5% AP: 43k	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:
Pearl Court	Home Forward		No	DCR:(1.42) E/I: 143% EV: 33% AP: 5k	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:
Pioneer Commons	Horizon Project Inc		No	DCR: .50 E/I: 87% EV: 7.5% AP: 6k	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:
Rockwood Building	Human Solutions dba Our Just Future		No	DCR: .45 E/I: 88% EV: 8% AP: 69k	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:
Rosewood Plaza	Human Solutions dba Our Just Future		No	DCR: .29 E/I: 98% EV: 11% AP: 80k	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:
Royal Building	St. Vincent de Paul Society of Lane County, Inc.		No	DCR: (.03) E/I: 96% EV: 9% AP: 43k	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:
The Buri and Juniper	Northwest Housing Alternatives		No	DCR: (.10) E/I: 99% EV: 24% AP: 362k	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:
Victorian Inn / Mayfield Court	Northwest Housing Alternatives		No	DCR: .25 E/I: 90% EV: 6% AP: 108k	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:
Willakenzie Townhomes	Homes for Good		No	DCR:(2.90) E/I: 128% EV: 21% AP: 0	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:
Wy'east Plaza	REACH		No	DCR: (.08) E/I: 97.1 EV: 14.8 AP: 26k	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:
Yards at Union Station Phase A	Home Forward		No	DCR: (.87) E/I: 136% EV: 42% AP: 6k	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:	DCR: E/I: EV: AP:



Housing Stability Council

# 2026-30 STATE OF OREGON CONSOLIDATED PLAN HOUSING PRIORITY NEEDS

APRIL 3, 2026



PRESENTED BY  
Frankie Lewington, *Senior Associate*

April 03, 2026 HSC Packet

# COMMUNITY ENGAGEMENT OVERVIEW

# Community Engagement Overview

- Resident focus groups
- Stakeholder focus groups and interviews
- Housing and Community Development survey
- Other presentations and meetings
- Public Hearings

# Resident focus groups

- Two (2) focus groups with **residents living in transitional housing** in Lincoln City and Tillamook
- One (1) focus group with **clients of HIV Alliance** in Eugene
- Two (2) focus groups with **clients of Mid-Willamette Valley Community Action Agency (MWVCAA)** in Mill City and Monmouth; and
- One (1) focus group with **clients of Community Action Program of East Central Oregon (CAPECO)** in Pendleton

# Stakeholder focus groups and interviews

Organizations consulted with for Consolidated Plan	
ACCESS	Mid-Willamette Valley Homeless Alliance
APANO	NeighborImpact
Association of Oregon Counties	NeighborWorks Umpqua
CASA of Oregon	Northwest Coastal Housing
Central Oregon Intergovernmental Council (COIC)	Northwest Housing Alternatives
Community Alliance of Tenants	Oregon Cascade West Council of Governments
Community Services Consortium	Oregon Coalition Against Domestic and Sexual Violence
Consejo Hispano	Oregon Council on Development Disabilities
Farmworker Housing Development Corporation	Oregon Department of Human Services
Foundation for Affordable Housing	Oregon Health Authority
Hacienda CDC	Oregon Water Resources Department
HOME Pathways (Rockwood Community Development Corp)	Polk Community Development Corporation
Immigrant & Refugee Community Organization (IRCO)	Rogue Retreat
Klamath & Lake Community Action Services	Rural Community Assistance Corporation
League of Oregon Cities	Soaring Heights Recovery Homes
Mid Rogue Foundation	The Ford Family Foundation
Mid-Columbia Economic Development District	United Way of Jackson County

April 03, 2026 HSC Packet

# OHCS survey



Help Shape the State of Oregon's 2026-30 Consolidated Plan!



## Take the survey!

We need your input to inform housing, community development, and public service needs and challenges of different populations throughout the state. Use the link below or scan the QR code to take the survey.



[www.research.net/r/OHCSConPlanSurvey2025](http://www.research.net/r/OHCSConPlanSurvey2025)

	Number of Respondents	Percent
<b>Stakeholder Industry</b>		
Advocacy	118	26%
Community development	47	10%
Developer	96	21%
Economic development	79	17%
Education	41	9%
Government	168	37%
Homeownership preparation/ financing	53	12%
Property management	45	10%
Service provider	245	54%
<b>Population Served</b>		
People with disabilities	125	28%
Domestic violence survivors	66	15%
General service provision	82	18%
People experiencing homelessness	140	31%
People with mental illness	39	9%
Residents in rural areas	98	22%
Veterans	36	8%
Youth	79	17%
<b>Region Served</b>		
Entire State	129	29%
North Coast	47	10%
South Coast	24	5%
Portland MSA	104	23%
Willamette Valley	110	24%
Southern Oregon	51	11%
Columbia Gorge and Central Oregon	47	10%
South Central Southeast and Northeast Oregon	48	11%
<b>Total</b>	<b>452</b>	<b>100%</b>

# Other presentations and meetings

- Focus group with representatives of twelve (12) public housing authorities in the Balance of State in Oregon;
- Focus group with representatives for eleven (11) Continuum of Care (CoC) organizations representing areas throughout the Balance of State;
- Additional feedback provided by approximately 80 staff members of Continuum of Care (CoC) organizations representing areas throughout the Balance of State at 2025 annual conference;
- Presentation for Fair Housing Council of Oregon (FHC) Systemic Investigation Advisory Committee
- Presentation for OHCS Affordable Rental Housing (ARH) partners
- Presentation for Rural Policy Council (Housing Oregon)
- Consultant participation at the Business Oregon Infrastructure Summit

# Public hearings

- HUD requires two (2) public hearings to be held during the development of the Consolidated Plan
- The first public hearing was **held virtually on April 24<sup>th</sup>, 2025.** Participants received an overview of the Consolidated Plan process and were invited to provide their feedback and perspectives on housing and other community development needs and challenges in their communities.
- The second public hearing **will be held on April 30<sup>th</sup>, 2026.** Participants will have the opportunity to review and provide feedback on the draft Consolidated Plan.

# PRIORITY HOUSING NEEDS OVERVIEW

# Housing-Related Priority Needs

- Affordable rental housing
- Rental assistance
- Housing and supportive services to vulnerable populations
- Permanent supportive housing
- Transitional housing
- Accessible housing
- Workforce housing
- Housing rehabilitation
- Homelessness services