Housing Stability Council
<u>MEETING MATERIALS PACKET</u>

Joice Taylor Apartments
Portland, Or.

July 10, 2026
9:00 a.m. – 11:15 a.m.
Oregon Housing & Community Services
Webinar

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

AGENDA

July 10, 2026 9:00 a.m. – 11:15 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*

OREGON HOUSING & COMMUNITY SERVICES
HOUSING STABILITY COUNCIL

TIME	TOPIC	SWHP Priority	ACTION
9:00	**Meeting Called to Order**		Call Roll
9:05	**Review & Follow-up Action Items**		Briefing
9:10	**Report of the Chair**		Briefing
9:20	**Report of the Director**		Briefing
9:45	**Affordable Rental Housing Division (pg. 04)** **Natasha Detweiler-Daby,** *Director of Affordable Rental Housing (ARH) Division* • **Oregon Centralized Application (ORCA) July 2026 Update** • **Direct Lending Update:** *Kelso Brasunas, ARH Financial Strategy Lead* • **Monthly ORCA Update:** *Natasha Detweiler-Daby, Director*		Briefing
10:45	**Housing Stabilization Division (pg. 17)** ***Liz Weber,*** *Director of Housing Stabilization Division* • **Youth and Families Policy and Program**: *Emily Edwards, Prevention Policy and Planning Analyst*		Briefing
11:15	**Meeting Adjourned**		

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

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HOUSING STABILITY COUNCIL

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.

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

Statewide Housing Plan Policy Priorities

- **Equity & Racial Justice**
- **Homelessness**
- **Permanent Supportive Housing**
- **Affordable Rental Housing**
- **Homeownership**
- **Rural Communities**

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Date: July 10, 2026

To: Housing Stability Council Members
Andrea Bell, Executive Director

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

Re: ORCA Framework Update Recommendations

Overview

The Oregon Centralized Application (ORCA) is one of the primary ways the state advances housing progress. Through the ORCA, investments that boost housing supply are evaluated against standards that ensure projects are designed and built in ways that serve to help make life better, strengthen local economies and are responsive and considerate toward housing needs. The ORCA places a strong emphasis on project readiness by holding developments accountable for moving quickly into financing and construction, setting clear expectations for timely progress, reducing delays caused by disconnected reviews, and streamlining processes to support faster, more efficient development.

Last month, we previewed areas of ORCA updates with the Housing Stability Council for feedback. This memo provides an overview of substantive updates that are incorporated into the updated ORCA manual which will be published mid-July alongside the ability to accept and evaluate applications for the new Permanent Loan Program and Older Adult Housing Program. These updates are made in alignment with ORCA commitments to evaluation and adjustments to retain maximum impact of state investments through changing market realities. As envisioned, the ORCA is continuously improving to maximize efficiency and transparency for our development partners.

ORCA Manual Updates

Detail is provided below about the most substantive ORCA updates which include policy shifts for the size of application the ORCA will accept without tax credit leverage, the addition of new program offerings, and revisions to enhance clarity of process and policies. Additional revisions are incorporated into the ORCA Manual update to add clarity, address gaps in policy detail, update references to programs and enhance usability of our reviews such as for prequalification. OHCS will publish the updated ORCA Manual and corresponding redline document to support developers understanding and awareness of the changes incorporated.

ORCA Project-Size Standard *New Policy Adoption* 2
Multifamily Rental Financing – Permanent Loan Program *New Resource*..................... 4
Older Adult Housing Program (OAHP) * New Resource * 4
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Scattered Site Policy *Enhanced Clarity* 6
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<u>ORCA Project-Size Standard</u> *New Policy Adoption*

This ORCA update adopts a new project-size standard to the ORCA to ensure limited state resources support the greatest number of viable affordable housing units. The new standard requires that projects over 45 units leverage tax credit equity.

This change is being put forward in the context of the funding environment, where the current availability of Private Activity Bonds means there is an opportunity to further leverage tax credit equity to reduce reliance on the states gap-subsidy investments. In addition, it enhances waitlist management and provides greater alignment and readiness for ensuring current and future state investments will be able to support well leveraged projects that include smaller, ready-to-build developments.

The 2026 legislature invested $75 million in LIFT that will be generated through a spring 2027 bond sale. OHCS seeks to ensure maximum impact of those funds, including through intentional leverage which is supported through this policy change. By incorporating this change ahead of finalizing the approach for these new legislative investments (and 2027 legislative session) we are placing an emphasis on ensuring tax credit equity leverage.

> ***Funding environment context***: Just a few years ago the primary constrained resource was the availability of Private Activity Bonds (PAB) needed to generate a 4% Low Income Housing Tax Credits. Gap-subsidy was widely available with both state investments and active Metro Bond funds. To retain the pace and scale of development impact needed at a time when additional LIHTC leverage was not feasible, resource offerings were expanded to support development with project financing without tax credit leverage.

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Over the past year, key federal policy adjustments lowered the amount of PAB needed in an individual project to generate a tax credit, which means that the states PAB is able to fund more projects than before. Alongside this program change, the majority of the metro bond funds have been committed to financed projects, which means significantly less local funding available. As of 2026, there is available PAB to support projects and not sufficient subsidy to support project needs.

Waitlist management improvements: ORCA stakeholder feedback has reflected frustration with long and unpredictable wait-periods for funding to become available for waitlist projects and has emphasized the need for further controls on the size of projects that are able to request gap-only funds.

The current ORCA waitlist includes funding requests for nearly a billion dollars in development gap-subsidy. Although the state legislature has continued to make substantial investments to support housing development, if even the current pace of large state investments continue, the current waitlist will not be feasibly financed until the 2031-2033 biennia. For small projects on the gap-subsidy-only waitlist, the ability to be financed feels all the more out-of-reach as they report feeling they "will never get funded" because large projects occupy the queue.

ORCA Project-Size Standard Policy: Applications that do not leverage federal tax credit equity are limited to 45 units and less. Exceptions are allowable where there is clear demonstration of highest and best use of state funds.

Waitlist Project-Size Standard Implementation Approach*:* This new project-size standard will have implications for the current ORCA waitlists. Projects that have more than 45-units will be required to update their application to include 4% LIHTC and PAB. Projects that do not currently meet this standard will be able to retain their original application submission date if they resubmit their application within 3 months. This means that there will be significant effort for those projects that need to make that change as well as impacts to projects that are already on the waitlist structured with LIHTC whose position among tax credit project requests will be impacted. OHCS is planning to take the following steps to support implementation:

- OHCS will publish the waitlist with application submission dates to inform development team strategies and decisions.
- Projects on the gap only list that are over 45 units will be provided instructions for providing OHCS with needed information to transition the application to incorporate LIHTC leverage and will be given 3 months to complete any needed information to support this change and retain their waitlist placement.

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- Project exceptions will be granted where there is sufficient demonstration that not incorporating tax credit leverage provides the highest and best use of state subsidy.

Multifamily Rental Financing – Permanent Loan Program **New Resource**

As supported by SB 684, OHCS will again be offering public financing of debt by leveraging tools available as the states Housing Finance Agency (HFA). This allows OHCS to provide the project loan for permanent debt that is then repaid by the property over the term of the loan. Updates are incorporated into the ORCA manual to establish Permanent Lending (via HUD Risk Share and Elderly & Disabled Bonds) as a resource with related documentation and process information. Permanent Lending specific changes to the ORCA Manual have been designed to support the Permanent Loan Program manual.

Changes to internal processes include but are not limited to ORCA intake, impact assessment, financial eligibility and commitment standards. Standard revision includes the requirement of an Envelope Consultant for Direct Lending applicants pursuing Acquisition, rehab or refinance projects, this will enable OHCS to more effectively review project risk. This work has also expanded universal review criteria such as prequalification to accommodate the needs of Multifamily Rental Lending and ultimately improve the ORCA review process.

Older Adult Housing Program (OAHP) ** New Resource **

HB 3589 introduced a new funding source as part of establishing a Senior Housing Development Initiative. The funding program, named Older Adult Housing Program or OAHP, will be open for applications with the ORCA update in mid-July. In addition to meeting program-specific requirements, which will be outlined in the program manual, projects seeking these resources are subject to the ORCA review process, requiring an update to the ORCA Manual.

Updates to internal processes and standards to reflect OAHP specific needs for applicants have been established in WorkCenters.

HUD Section 811 Project Rent Assistance ** New Resource **

OHCS was awarded an additional HUD Section 811 Project Rent Assistance grant last year which will now be integrated into the ORCA for attaching project-based rent assistance to eligible projects in the OHCS portfolio and those applying for other OHCS resources. As these are strictly rent assistance dollars paired with services supports through partnerships with OHA and ODHS (and not development resources) Section 811 funding must be paired with an active

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development application or a project already in the OHCS portfolio. Information about 811 Project Rent Assistance eligibility and how it works is available on OHCS's HUD Section 811 Project Rental Assistance web page.

Moderate Income Revolving Loan (MIRL) **New Support**

While the MIRL program provides local control for financing projects, some interested jurisdictions have reported lack of local infrastructure for project financing and underwriting. To respond to these local challenges, this work expands our ability for MIRL Sponsoring Jurisdictions to choose to leverage OHCS expertise through the ORCA.

Where a MIRL Sponsoring Jurisdiction chooses to do so, OHCS will be able to formally provide administrative review of MIRL applicants using the standards in place for the ORCA review process and established standards of review and underwriting. While the MIRL Sponsoring Jurisdiction retains project financing decision making, OHCS will provide analysis to support and inform local decision making based on project performance against OHCS and ORCA standards.

Core Development Manual (CDM) **Enhanced Clarity**

For more than the last decade the CDM has served as both the states architectural standards for programs across the agency, as well as including process and details and interactive checklist of forms that partners fill out in relation to their funding source. Following ORCA launch which centralized all other areas of review, stakeholders have reported a disconnect of the architectural process and policy details.

In response to this feedback, OHCS has split the CDM into two separate documents that are directly aligned and incorporated into the ORCA. The OHCS Architectural Standards (OAS) will be where partners can find the interactive checklists of design requirements for specific programs/funding sources available through applicant WorkCenters. A separate Architectural Index (the index) works to capture the architectural standards and design requirements for the agency.

Resident Services Guidelines **Enhanced Clarity**

OHCS has not had documented guidance on Resident services or the Resident services plan. Resident services information is provided by applicants in the initial Impact Assessment application and then later required to be incorporated into a formalized plan that is required in the Management Agent Packet (MAP) following construction. To be responsive to disconnects

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of intent as projects are placed in service, this guidance is intended to more clearly provide pathways for building the needed resident services plans alongside the development itself.

OHCS staff, in partnership with the Housing Oregon Resident Services Peer Workgroup, have created guidelines to ultimately support the quality of the final Resident services plan and engagement with the resident services provider. Prompts will be added throughout the ORCA process to support this work.

Scattered Site Policy *Enhanced Clarity*

While the preservation program has incorporated the following scattered site policy, the ORCA had not formally defined scenarios where the state will finance projects through scattered site portfolios. The importance of this policy relates to the reasonability and feasibility of compliance, as scattered site projects carry with them complex requirements for aligning asset management and compliance efforts across all project sites, and the specific policy parameters were designed to address challenges experienced with portfolio projects. As such, the following policy is extended as adopted for all construction and financing types in ORCA.

Scattered site applications will be considered where:

- The sponsor describes a need to bundle properties together in a single application to make the project viable.
- The sites are all within reasonable proximity to each other, defined as no property being further than 120 miles from any other of the sites in the application.
- The sites all have the same property management company, and one entity will be responsible for reporting on the compliance and performance of the scattered site project.

Single Room Occupancy (SRO) * Enhanced Clarity*

SROs are housing units with shared bathrooms and kitchens, incorporating shared living spaces. Over the past five years, these projects have been shown to be unduly challenging for affordable rental housing projects, even for those with service enriched connections within the project. While the ORCA has not encouraged the ongoing use of SROs and there are no projects seeking funds for SROs on our waitlist, we have not explicitly enforced as ineligible.

This update establishes that, unless otherwise eligible through programs (such as Preservation for projects already in our portfolio), SROs are generally not eligible new construction funds.

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There is an ability for partners to submit for an exception that includes documentation such as a market study analysis and proof of need.

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Date: July 10, 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: Multifamily Rental Financing / Permanent Loan Program (SB684) Briefing #3

Executive Summary

ARH staff introduced the plan to restart Permanent Lending Programs at the January 2026 Housing Stability Council meeting and provided an update on loan product details, engagement details, the credit committee and charges at the April 2026 meeting. Before we launch Multifamily Rental Financing loan programs through the ORCA later this month, we would like to follow up on our prior conversations to share requested historical reflections on direct lending, OHCS' role as a public lender, and credit committee appointments.

Direct lending refers to our ability as an HFA to offer fixed-rate, first-lien permanent financing by selling bonds and loaning the proceeds to projects. This approach can provide cheaper debt for projects through lower interest rates, longer loan terms and extended amortization periods. Interest OHCS will earn on loans will be reinvested in our work to finance affordable rental housing development and preservation. This is in contrast to conduit lending, where the state relies on private lenders for project financing and which provides more expensive debt.

Direct Lending Historical Reflections

OHCS has previously provided permanent loans and maintains an active portfolio of projects supported by first-lien permanent debt. With a track record of successful direct lending, the agency aims to make historical tools available in today's market conditions.

The Elderly and Disabled (E&D) program was authorized in 1978 through a voter-approved constitutional amendment and amended in 1982 to allow the issuance of bonds backed by the State's General Obligation, available to developers of housing for people with disabilities and seniors. The last E&D bond to be issued was in 2007. OHCS has issued $589M in Elderly & Disabled Bonds, supporting 355 developments with 7,091 units.

The HUD risk-share program provides credit enhancement on HFA-originated loans by splitting the default risk between HUD and OHCS. The last risk-share bond was issued in 2012, but the program primarily stopped around 2007. OHCS has issued $310M in Multifamily (risk-share) bonds, supporting nearly 200 developments with more than 4,000 units. At least 17 other public Housing Finance Agencies currently issue risk-share bonds.

Why did OHCS stop Direct Lending?

There is no one reason why OHCS stopped direct lending programs in favor of conduit financing that relies on private lenders for project investments. Overall it was a business decision likely tied to multiple factors. First, conduit bonds carry lower financial risk to OHCS, and in the aftermath of the 2008 financial crisis it didn't make sense to carry the long-term risk of being in first-lien position. Secondly, during low-interest-rate environments over much of the last two decades, allowable spread earnings on tax-exempt funded loans were minimal, reducing the financial value of direct lending to the agency. And critically, OHCS chose to implement conduit lending program charges that were substantially discounted from standards while the direct lending programs had right-sized charges, which meant the Conduit Program had an inherent financial benefit over the states direct lending. Today, both programs have the same issuance charge: 1.5% on the loan amount up front.

What is different now with Direct Lending?

With the relaunch of direct lending, OHCS aims to offer more flexible terms, including prepayment options after 10-15 years, the ability to fund unrestricted units alongside affordable units and integration into the existing ORCA process for streamlined delivery with other tax credit and subsidy funds.

<u>OHCS' Role as a Public Lender</u>

As a public lender, OHCS can balance risk and impact, aligning mission to debt financing rather than relying solely on profit-driven lending. Public lending also allows for greater flexibility in loan restructuring and provides more flexibility over default management, forbearance, and foreclosure policies.

SB684 directed OHCS, by January 1, 2027, to develop and implement direct lending strategies that are within the Department's statutory authority to make permanent loans for affordable and mixed-income residential housing. Reopening direct lending is a direct response to this legislative directive. Riskshare and E&D programs cannot be delegated to a third party; public agencies must administer them and issue the related bonds.

OHCS has the structure, expertise, and underwriting experience necessary to protect taxpayers. In adopting a matrixed approach to underwriting and program leadership, OHCS is able to leverage efficiencies created through consolidating funding streams and processes. As the long-term compliance manager of these projects, OHCS has an obligation to manage underwriting and the application process.

Oversight is further strengthened by the newly formed internally facing Credit Committee that includes industry expertise and the Housing Stability Council—structures that provide review, accountability, and advisory perspectives not found in private lending environments.

OHCS also recognizes market gaps for certain types of projects, including refinancings, PSH, mixed- or middle-income, new borrowers, and certain geographic markets. As markets tighten, lenders increase scrutiny and tighten underwriting standards, making public lending particularly valuable. By having public lending tools available, OHCS will be able to evaluate where projects can support debt and right-size subsidy.

More Tools for Permanent Financing

OHCS does not aim to duplicate private-market products or require developers to pick an OHCS loan when other options are available and favorable. Private lenders will continue to play an important role in the Oregon affordable housing ecosystem, especially for construction-to-permanent loan products and transactions involving OAHTCs. However, state rates will remain competitive and help establish a baseline for feasible debt financing. Public capital can provide a stable option when private markets tighten.

Most OHCS funded projects already layer multiple OHCS resources. OHCS serving as the permanent lender reduces the number of funders, reporting requirements, and associated charges. Compared to private lenders, OHCS does not charge additional loan origination fees on top of bond charges.

Permanent Loan Program terms are currently advantageous compared to private lender permanent loan only deals, in particular for larger loans that magnify long-term interest rate savings. Research indicates that OHCS permanent loan interest rates are approximately 0.25 to 1.2 percentage points lower than comparable alternatives.

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DATE: July 10, 2026

TO: Housing Stability Council
Andrea Bell, Executive Director

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

SUBJECT: Oregon Centralized Application (ORCA) July 2026 Update

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

Key updates:

- ORCA is continuously improving. ORCA update memo included in this month's Housing Stability Council packet materials.

Active Engagement and Next Steps:

- ORCA update: The division is also working to implement mid-year updates in ORCA to include the opening of both the Older Adult Housing Program and Permanent Loan Products using public financing tools such as Elderly and Disabled Bonds.
- Preservation program: The division is working to initiate a Rules Advisory Committee to inform and work toward finalizing the first implementation of the new statutory Preservation Program. This program establishes the risk assessment and priorities for project investments, and we encourage all interested parties to give input. Announcements will go out to the ARH Technical Advisory lists.
- QAP engagement: The division is initiating engagement for the biennial update of the Qualified Allocation Plan scheduled for this year. This first outreach will gather baseline information from stakeholders through survey to inform where the critical needs and engagement should focus. Announcements will go out to the ARH Technical Advisory lists.

ORCA pipeline as of 6-25-2026:

	Intake	Impact Assessment	Resource Waitlist	Financial Eligibility	Commitment	**Total**
# Projects	123	59	52	26	18	278
# Units	7,952	4,106	4,054	1,736	1,527	19,375
$ Requested	$ 919,988,309	$ 731,436,082	$ 854,091,228	$219,538,284	$ 251,545,248	$ 2,976,599,151

*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 59 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 52 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.
- *9% LIHTC*: The 2026 selection process outcomes is provided above; ARH has initiated engagement on the QAP for updates anticipated in advance of the 2027 9% offering.
- *LIFT:* This resource has been fully subscribed. An additional $75 million in Article XI-Q bond funds was allocated through an anticipated spring 2027 bond sale. Additional information about the

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timing and process for allocating these resources to the ORCA will be shared this fall after waitlist updates have been made based on the new project-size policy for ORCA applications.

- *PSH*: Because this funding is being reserved for 9% resources, approximately $0 will remain after the May 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 Veterans*: This resource has been fully subscribed.
- *GHAP Capacity Building*: OHCS is finalizing grant awards which have all be fully subscribed.
- *HOME*: Approximately $3.2M is remaining for HOME Balance of State projects.
- *Oregon Affordable Housing Tax Credit*: 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. Strategies for the rental housing portion of those preservation funds will be finalized based on QAP engagement regarding the preservation set-aside and opportunities for leverage.
- *Stabilization*: The last project to be funded through these resources was included in the May Housing Stability Council materials. We shared the first quarter reporting in April and expect to provide the next quarter update in August with updates quarterly thereafter. Projects have begun to have financing close, with a large portion scheduled this month.

Future resources anticipated to be offered through the ORCA include: gap funds for older adults and persons with disabilities, and direct lending which are incorporated into the July ORCA update.

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 26 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 18 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.

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DATE: July 10, 2026

TO: Housing Stability Council
Andrea Bell, Executive Director

FROM: Liz Weber, Housing Stabilization Director
Emily Edwards, Prevention Policy and Planning Analyst

SUBJECT: Youth and Families Policy and Program (YFPP) Project

Summary

During the 2025 legislative session, the legislature passed three bills that focus on how Oregon Housing and Community Services (OHCS) programs are serving unaccompanied youth and households with children. These bills indicate heightened legislative interest in how OHCS' Housing Stabilization Division (HSD) programs address childhood and youth homelessness. In response, OHCS is conducting a landscape analysis focused on how HSD programs serve these populations. This project will include a critical analysis and comprehensive overview of program availability and outcomes, and a review of policies that impact youth and households with children, while seeking to identify gaps in resource availability and opportunities to prioritize these populations.

This project was originally introduced to the Housing Stability Council in March 2026, when OHCS staff presented and facilitated a discussion with council members on the direction of the proposed project. At that time, HSC requested that we return with a project update to share and obtain feedback on our initial learnings. The purpose of our presentation in July is to honor the Council's request and discuss current progress, including preliminary findings from the outcome analysis, and to seek input from council members on proposed next steps. The final report is anticipated to be completed in Fall 2026.

Methodology

Following the March council meeting, OHCS incorporated council members' feedback in the development of key research questions for the analysis. These research questions include the following:

1. What OHCS Housing Stabilization Division programs and outcomes currently exist, and how do they vary in scale, eligibility, and services offered?
2. What insights can be drawn about the characteristics, vulnerabilities, and needs of youth experiencing or at risk of homelessness in Oregon?
3. What proportion of Housing Stabilization Division funding is allocated towards specifically serving the target populations compared to overall programmatic funding for those at-risk or experiencing homelessness? What does available subgrantee and regional planning data indicate about how these populations are prioritized for targeted outreach?
4. How do state agencies across housing, education, child welfare, criminal justice, and health sectors in Oregon currently collaborate and share data to support youth experiencing or at risk of homelessness, and what opportunities exist to strengthen these cross-sector coordination and data sharing practices?
5. What are the national best practices for tracking outcomes and delivering effective services for youth housing programs? To what extent do state-funded youth housing programs use cross-system data sharing practices in alignment with these national best practices?

HSD is answering these questions through an analysis of quantitative outcome and funding data, engagements with households with lived experience, grantees, and other state agencies, and information collected through a best practices literature review. Quantitative and qualitative data is being disaggregated, based on the following population groups:

- Population 1 – unaccompanied youth between the age of 18 to 25;
- Population 2 – unaccompanied youth under the age of 18;
- Population 3 – households with minor children under the age of 18 (regardless of age of parents); and
- Population 4 – youth under the age of 25 with minors under the age of 18

The analysis will also include disaggregation of demographic data such as: Race/Ethnicity; Gender (including LGBTQIA2S+); Veteran Status; Disability Status; Victim of Domestic Violence; and Percent of Area Medium Income (AMI).

The OHCS project team is reviewing and analyzing the data to detect trends, identify gaps or limits to the data, and draw conclusions about where HSD programs are most effectively serving unaccompanied youth and families with minor children.

Preliminary findings from this analysis will be presented for discussion with the Council.

Engagement Strategies

Engagement with providers and young people who have experienced or are experiencing housing instability and homelessness is a key component of this project. HSD recognizes the critical importance of the perspectives of grantees, providers, and community members informing our analysis.

1. **Engagement with OHCS grantees:** OHCS held a convening in March with providers of the Youth Emergency Housing Assistance (YEHA) program. The meeting focused on the effectiveness of YEHA. Grantees identified current successes and barriers in serving youth and families experiencing homelessness, and informed OHCS policy, program, and budget planning in advance of the 2027 Agency Request Budget (ARB) process. In addition, the agency hosted two Town Halls in late June to collect partner input on the ARB, with learnings from these discussions also informing the YFPP landscape analysis.
2. **Engagement with other state agencies:** OHCS met with the Oregon Department of Education (ODE), Department of Early Learning and Care (DELC), Oregon Department of Human Services (ODHS), Oregon Health Authority (OHA), and Oregon Youth Authority (OYA). OHCS gathered information on program availability for unaccompanied youth and households with children experiencing or at-risk of homelessness, and key learnings that have come from the administration of these programs. The agencies also discussed opportunities for improved collaboration and cross-sector coordination.
3. **Engagement with households with lived experience:** OHCS is entering the next phase of this project, which will primarily focus on engagement with households with lived experience. Informed by the initial findings from the YFPP outcome and funding analysis and the literature review, OHCS – in consultation with The Peer Company – will conduct a survey to gather insight from youth and families with children who have lived experience of homelessness or housing instability. The survey will collect information on the services youth and families find most effective, and on the barriers to accessing them effectively. HSD will use the survey to check assumptions made as a result of the outcomes and funding analysis, and to better understand the potential causes of identified trends.

Looking Ahead

To further inform our analysis and the conclusions in the final report, OHCS' key priorities include: 1) engagement with households with lived experience to examine conclusions made during the analysis; and 2) continue exploration of key topics that are identified within the quantitative analysis, partner conversations, best practices literature, and input from council members. The results of (1) and (2) will be incorporated into the final report this fall. OHCS expects this report to inform recommendations for future policy changes, funding allocations, and program improvements to effectively serve unaccompanied youth and families with children experiencing or at-risk of homelessness.

Housing Stability Council Involvement

Discussion: OHCS would like to use the time with the Council to share preliminary findings from the analysis and gather initial reactions and input from councilmembers on the findings, as well as the proposed next steps for the project.