

Housing Stability Council

MEETING MATERIALS PACKET



Alma Apartments
Springfield, Or.

June 05, 2026
9:00 a.m. – 11:00 a.m.
Oregon Housing & Community Services
Webinar

AGENDA

June 05, 2026 9:00 a.m. – 11:00 a.m.
Oregon Housing and Community Services
725 Summer St NE, Salem OR 97301



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

Webinar Mtg Only

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

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

TIME	TOPIC	SWHP Priority	ACTION
9:00	Meeting Called to Order		Call Roll
9:05	Review & Follow-up Action Items		Briefing
9:10	Report of the Chair		Briefing
9:20	Report of the Director		Briefing
9:45	<p>Affordable Rental Housing Division (pg. 04) Natasha Detweiler-Daby, Director of Affordable Rental Housing (ARH) Division</p> <ul style="list-style-type: none"> • Public Hearing Comments in accordance with ORS 456.561 • CDBG-DR Development Funding Recommendations: Amy Cole, Assistant Director Development Resources; Roberto Franco, Deputy Director Development <ul style="list-style-type: none"> ○ Bennu Heights ○ Green Family Housing • Monthly ORCA Update: Natasha Detweiler-Daby, Director 		<p>Decision</p> <p>Briefing</p>
10:30	<p>Homeownership Division (pg. 20) Talia Kahn-Kravis, Interim Director of Homeownership Division</p> <ul style="list-style-type: none"> • Factory Produced Housing Initiative (HB3145): Talia Kahn-Kravis, Assistant Director of Homeownership Programs 		Briefing
11:00	Meeting Adjourned		

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

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

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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

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>



Equity & Racial Justice



Homelessness



Permanent Supportive Housing



Affordable Rental Housing



Homeownership



Rural Communities

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Date: June 5, 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: June 2026 CDBG-Disaster Recovery (CDBG-DR) Development Funding Recommendation

Motion: Approve the funding reservation recommendation for

- **Green Family Housing in Roseburg, up to \$3,275,868 in CDBG-DR funds in alignment with the Disaster Recovery and Resilience and ORCA frameworks and processes.**
- **Bennu Heights in Phoenix, up to \$61,591,276 in CDBG-DR funds in alignment with the Disaster Recovery and Resilience and ORCA frameworks and processes.**

Summary

At the upcoming Housing Stability Council (HSC) meeting, we will be presenting two projects that are recommended for CDBG-DR funding. This is a federal grant that came to OHCS after the 2020 wildfires. OHCS Disaster Recovery and Resilience (DRR) division has awarded the funds to the projects through the [Affordable Housing Development \(AHD\)](#) program which was designed to support long-term housing recovery through funding projects that develop new, rehabilitate, or acquire housing that increases the availability of safe, affordable housing in the areas most impacted by the 2020 wildfires.

The projects being recommended to Housing Stability Council this month are those that have chosen to leverage the Affordable Rental Housing ORCA process to streamline the financing and expedite development of the selected housing project. Both of these projects have submitted their projects through the ORCA and the HSC recommendations are based on projects meeting the ORCA standards for Impact Assessment, the first step of the three-step ORCA process.

In this memo, we are providing you with a high-level summary of the project recommendations. More detailed information regarding the projects can be found in the attachment following this cover memo.



Applications

These projects were identified locally for funding, through the CDBG-DR Affordable Housing Development (AHD) program allocation to communities that were impacted by wildfires in 2020. While the communities were empowered to administer the fund investment locally, these two projects have determined that having OHCS administer the funds and associated underwriting and review process would allow for streamlined processes and expedite development. While the fund commitments had been previously established through the local administration pathway, we are bringing forward as a formal HSC recommendation as a capital financing investment.

Bennu Heights is a large project and having OHCS administer the capital investment will streamline focus for the local implementers and ensure the state can provide federally required oversight of the funds, legal structures, and construction.

Green Family Housing received a 9% LIHTC reservation in November 2025 and has chosen to have the state administer the capital investment to align with the existing tax credit underwriting and process.

The projects will add 163 new units to the state affordable housing stock. Rent restrictions on the units are at 30%-80% AMI.

Development	Location	Number of units
Bennu Heights	Phoenix	110
Green Family Housing	Roseburg	53
	Total	163

The projects recommended for funding this month have demonstrated a priority for serving community needs, including intentional strategies to build housing that are responsive to the needs of historically underserved cultural communities, while wildfire survivors.

The applications were reviewed for completeness and to ensure they 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 projects are approved for a funding reservation, they will receive a conditional commitment of funds and move to the second step in the ORCA process, Financial Eligibility, where they will have up to 6 months to complete the requirements of that step. Once the requirements of the Financial Eligibility step are met, the projects will move to the third and final step, Commitment, and from there move to financial closing and project construction.



Housing Stability Council Project Summary Impact Assessment Application Step

SUMMARY			
Project Name:	Bennu Heights		
City:	Phoenix	County:	Jackson
State House District:	5	State Senate District:	3
Sponsor Name:	Housing Authority of Jackson County (HAJC)		
Geographic Set Aside:	Suburban or Small City	Total Units:	111
		Total Affordable Units:	110
# Rent Assisted Units:	0	Units by Size & Affordability:	72 1-BR at 80% AMI 38 2-BR at 80% AMI
# of Units with OHCS PSH Services Funding:	0	Manager's unit/size	1
Cost Per Unit:	\$580,318	Construction Type:	New Construction
Affordability Term:	30 years	# of Units with Non-OHCS Requirements:	1
Estimated Funding Request			
Total OHCS Request:	\$61,591,276 in CDBG-DR	Total project cost:	\$64,415,276

This project is currently in Impact Assessment 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 \$61,591,276 in CDBG-Disaster Recovery (DRR) for this project, with the expectation that the project retains the characteristics submitted in the Impact Assessment without substantial changes. The funds recommended are CDBG-DR funds designated for wildfire survivors in Jackson County.



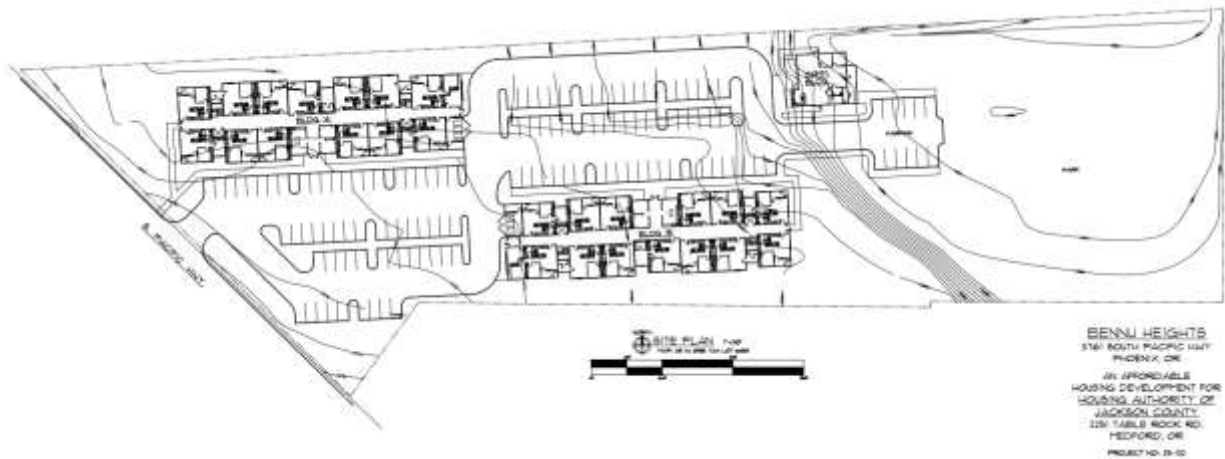
PROJECT DETAILS	
Project Description:	<p>Bennu Heights will be located on the site of former manufactured housing community that was destroyed in the 2020 Alameda Fire. The project will consist of two 4-story buildings that will provide 110 units of affordable housing, including 8 fully accessible units. There will be a separate community building with an attached, unrestricted manager unit. This large gathering space will contain a leasing office, private spaces for case management and tenant programming, two restrooms, and a full kitchen. The main entrance of the community building will open into a large common area lounge. External design elements include a playground area with adult seating, a toddler area surrounded by lawn, two covered picnic shelters with seating, and 120 parking spaces.</p>
Anticipated closing date:	August 2026
Focus Population(s):	Families, workforce housing, and wildfire survivor populations
Reaching Underserved Communities:	<p>HAJC prioritizes racial equity as an organization through commitments to ongoing staff training, meaningful community engagement, and MWESB contracting outcomes.</p> <p>HAJC has bilingual staff (Spanish, Tagalog) who provide translation services for lease-up, outreach, or other tenant-facing materials. HAJC contracts with translation services for additional languages on an “as-needed” basis.</p> <p>HAJC recognizes barriers that exist for historically underserved BIPOC communities to access and maintain stable housing are fear of discrimination, financial obstacles, cultural stigma, lack of representation among providers and language challenges. Resident Services will address these barriers by soliciting tenant feedback and utilizing Resident Services staff that are bilingual to help with language barriers. Resident Services will also collaborate with other cultural community organizations or request cultural related partners to come to the site depending on the cultural needs of the site, which includes requesting bilingual staff to table or share services.</p> <p>HAJC has previous experience with successfully meeting equity in contracting outcomes (30% for their most recent project) and is committed to achieving similar outcomes for Bennu Heights.</p>



Bennu Heights – Housing Stability Council

Resident Services:	Resident services for Bennu Heights will be provided by HAJC Resident Services staff, which are part of a LINC committee, that represents over 40 local organizations that focus on the housing and social needs of the low and very low-income population. Through this collaboration, HAJC is able to effectively identify and meet the service needs of project residents. Referrals to community partners will include tutoring, financial management and debt counseling, career building services, early childhood development support, and service to ensure access to primary health care.
Location Preferences:	Bennu Heights will have an on-site, integrated playground and green space for resident use. Walmart is the closest grocery store located 2.4 miles from the property along with several closer convenience stores. The Phoenix/Talent Head Start is 1.3 miles from the property. HAJC is pursuing the possibility of an Early Care and Education partnership to be located on the property.

Bennu Heights





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Housing Stability Council Project Summary Additional Award

SUMMARY			
Project Name:	Green Family Housing		
City:	Roseburg	County:	Douglas
State House District:	2	State Senate District:	1
Sponsor Name:	Adapt Integrated Health Care and DCM Communities, LLC		
Geographic Set Aside:	Suburban or Small City	Total Units:	53
		Total Affordable Units:	53
# Rent Assisted Units:	30	Units by Size & Affordability:	20 0-BR at 30% AMI 8 1-BR at 30% AMI 2 2-BR at 30% AMI 18 2-BR at 50% AMI 5 3-BR at 50% AMI
# of Units with OHCS PSH Services Funding:	30	Manager's unit/size	n/a
Cost Per Unit:	\$582,242	Construction Type:	New Construction
Affordability Term:	60 years	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
Total OHCS Request:	<p>\$11,212,500 PSH (Approved at November 2025 HSC meeting)</p> <p>\$2,000,000 9% LIHTC (Approved at November 2025 HSC meeting)</p> <p>\$3,275,868 CDBG-DR (new funding recommended for approval at 6/5/26 HSC meeting)</p>	Total project cost:	\$30,858,842



Green Family Housing – Housing Stability Council

This project is currently in Financial Eligibility and there may be changes as it progresses through the ORCA process. Housing Stability Council approved the reservation of an up to amount of \$11,212,500 in PSH Development Capital, \$2,000,000 in 9% LIHTC on November 7, 2025. An additional \$3,275,868 in CDBG Disaster Recovery (CDBG-DR) is recommended for this project, with the expectation that the project retains the characteristics submitted in the Impact Assessment without substantial changes.

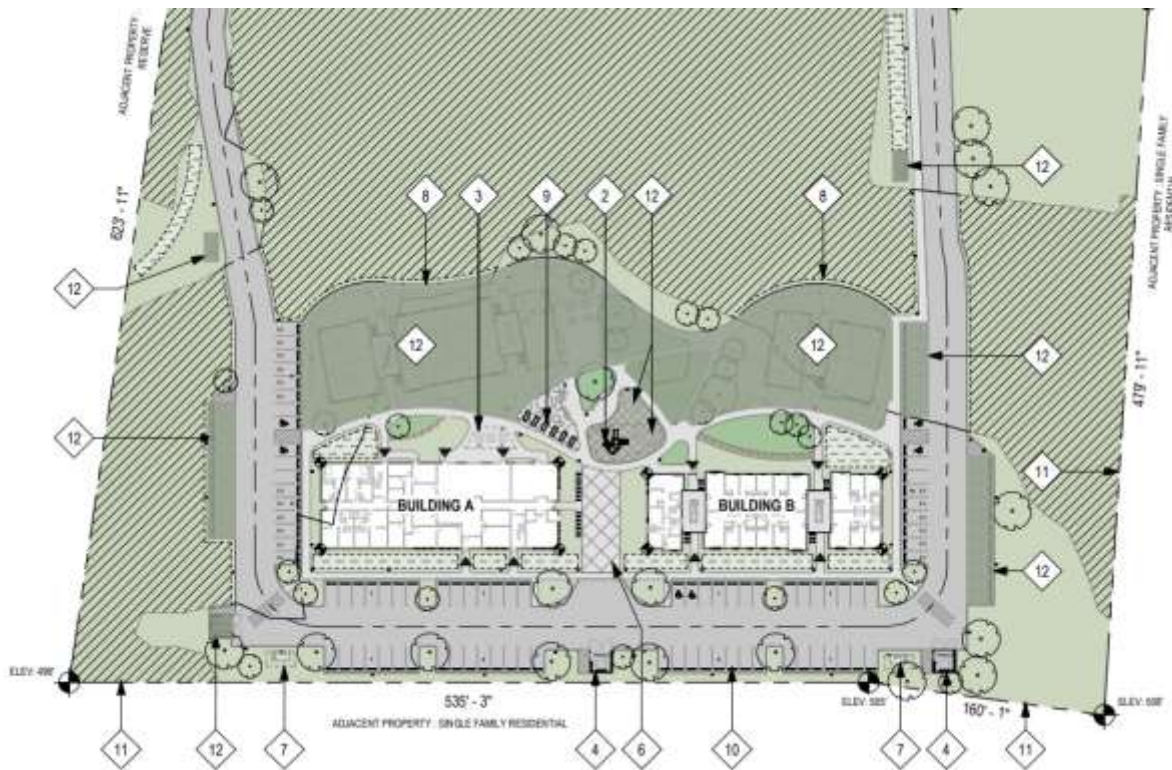
PROJECT DETAILS	
Project Description:	Green Family Housing will provide 53 units of affordable housing including 30 Permanent Supportive Housing (PSH) units. The project is located in the greater Roseburg area. Interior amenities include a community room, office space for PSH staff, shared laundry, and an informal lounge. In-unit features include durable, low-maintenance finishes, built-in storage to reduce clutter, and reinforced walls at key points to allow future installation of grab bars or assistive devices. PSH units will have floor drains and reinforced gypsum and cabinetry hardware based on best practices. Resident services are supported by flexible meeting areas of varying sizes to facilitate conversation and community gathering. Exterior amenities include a community garden, picnic shelter, children’s play area, pet rest area, pedestrian walkways, and landscaping.
Anticipated closing date:	November 2026
Focus Population(s):	Chronically Homeless, Serious and Persistent Mental Illness (SPMI), and Wildfire Survivor populations
Reaching Underserved Communities:	Adapt has worked to improve staff training around cultural barriers that can impede the ability of people in their portfolio to achieve housing stability. They have prioritized hiring staff who represent underserved and marginalized communities to ensure representation of those populations. Recognizing that Spanish-speaking households are likely to be referred to Green Family Housing, the project has established an MOU with Mana Amiga for marketing and technical assistance.
Resident Services:	The project will provide staff-led on-site resident services tailored for both Permanent Supportive Housing (PSH) and non-PSH individuals. These services will be delivered by on-site Resident Services Coordinators employed by Adapt, who will link residents to community resources and assist in meeting their social, emotional, and physical needs.



	<p>Example of some services that are planned to be offered:</p> <ul style="list-style-type: none"> • Behavioral Health Support: Individual and group counseling, mental health assessments, and case management. • Housing Retention: Assistance with budgeting, lease compliance, and connection to community resources. • Crisis Response: 24/7 on-call support, de-escalation, emergency referrals, and follow-up. • Wellness & Community Engagement: Health workshops, peer support groups, skill-building, and recreational activities as desired by site population. • Resource Referrals: Information and referrals for local employment programs, educational opportunities, healthcare, and benefits support. • Financial Literacy & Life Skills Workshops/ Connections: Optional programming in budgeting, household management, and healthy living practices may be provided as desired connecting the site with outside professionals in the field. • Cultural and Linguistic Accessibility: Key documents and programming are available in Spanish and other languages as needed, and interpretation services can be arranged for meetings and events.
<p>Location Preferences:</p>	<p>Five public parks are located near the site, the closest at 2.9 miles. Grocery Outlet is 3 miles and Safeway is 6.8 miles. Smaller grocery stores are closer at 1 mile but may not have all needed supplies. With several bus stops near the property within 1 mile, residents will have the ability to access stores and parks.</p> <p>The property has a walk score of 0 out of 100.</p>



Green Family Housing





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DATE: June 5, 2026

TO: Housing Stability Council
Andrea Bell, Executive Director

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

SUBJECT: Oregon Centralized Application (ORCA) June 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. OHCS will be making updates to the ORCA in July to address partner feedback and to align with legislative updates. OHCS will be sharing the planned revisions with partners at the upcoming partner call and will have a preliminary discussion with Housing Stability Council in the June meeting for feedback.
- 9% LIHTC Project Selection. OHCS offered \$14.3 million in 2027 9% LIHTCs in the selection process through forward commitments and seeks to ensure full utilization of the annually allocated funds in order to be eligible for accessions national pool funds. As a reference, this \$14.3 million in 9% LIHTC is provided for a 10-year period, translating into 143 million in federal tax credits for investors who provide up-front equity to support the development. To pair with tax credits, OHCS offered \$9 million in LIFT, \$5 million in Preservation, and \$15 million in PSH capital with 75 slots of PSH rental assistance and services.

OHCS received 25 requests for 9% Tax Credits. The projects submitted have cumulative requests to fund 1,273 units throughout the state with total funding requested \$44,449,754 in 9% LIHTC. The projects submitted requested \$28.2 million in LIFT, \$20.4 million in Preservation, \$20 million in PSH Capital, and 219 slots of PSH rental assistance and services.



The Qualified Allocation Plan specifies that the 9% LIHTC resources have three set-asides: 65% for ORCA geographic regions, 25% for Preservation, and 10% for Native Nations. There are an additional two cut-across set-asides that reserve 10% for non-profits and 10% for Culturally Specific Organizations. The ORCA Regional set asides are Rural, Non-Metro Urban, Suburban/Small City and Metro, with an additional set aside for Culturally Specific Organizations and Nonprofits developing in rural areas.

- Preservation: 10 applications
- Metro region: 8 applications
- Rural region: 2 applications
- Non-Metro Urban region: 5 applications
- Suburban/Small City region: 0 applications

All projects are evaluated against applicable standards, and for new construction projects where the requests for funding exceed the resource availability tie-breakers are used to support project selection, including: policy enriched (permanent supportive housing, co-located early learning and child care centers with affordable housing, and enhanced accessibility), Federal Subsidy Leverage, Efficient unit production, and Average AMI. Preservation applications are prioritized based on established risk priorities for projects with risk of loss based on expiration or financial and physical challenges.

As projects are evaluated and ranked by the tie breakers or preservation risk categorization, and projects are selected within set-asides within the resources available. Where project applications request more funds than is available within a set-aside, the next highest-ranking project that can be fully funded with the resources will be selected. Once there are no additional projects in a set-aside feasible to be funded with the remaining funds, the funds are pooled and in ranked order are selected for funding until no additional project is able to be funded.

Projects selected will proceed through the Impact Assessment application and evaluation in ORCA; we expect HSC project recommendations will begin for this cohort of projects in September 2026. For those selected to move into the Impact Assessment step, they will have a workcenter opened and given 30 days to submit their Impact Assessment application. The Standards review team will take approximately 30 days to review and identify any need for cures. Once projects are approved through Impact Assessment, the projects will be presented to Housing Stability Council for approval of the gap resources. We anticipate the first round of projects to be presented to Housing Stability Council in August or September.

<i>Project Name</i>	<i>Sponsor Name</i>	<i>City</i>	<i>Region/Set Aside</i>	<i>Requested 9% LIHTC</i>
<i>Our Apartments, Fisher Ridge & Meadowlark (NP)</i>	Northwest Housing Alternatives	Oregon City	Preservation (Metro)	\$1,250,000



<i>Campus Court</i>	Community Preservation Partners, LLC	Salem	Preservation (Non-Metro Urban)	\$1,760,000
<i>Milltown Landing (NP)</i>	Families Forward Inc. (Housing Works)	Bend	Non-Metro Urban	\$2,000,000
<i>Wickiup Station Apts. Phase 3 (NP)</i>	Foundation for Affordable Housing, Inc.	La Pine	Rural	\$1,000,000
<i>Torchwood South (NP)</i>	Community Partners for Affordable Housing	Tigard	Metro (PSH)	\$2,000,000
<i>Gordly Burch House (NP/CSO)</i>	Self Enhancement Inc.	Portland	Metro (PSH)	\$820,000
<i>Gateway Apartments</i>	Chrisman Development	Cottage Grove	Preservation (Rural)	\$1,050,000
<i>Portfolio Jasmine Park & Oak View Apartments</i>	Oregon Rural Preservation Portfolio, LLC	Grants Pass	Preservation (Non-Metro Urban)	\$1,730,940
<i>Forest Grove PSH</i>	Housing Authority of Washington County	Forest Grove	Metro (PSH)	\$2,000,000
<i>River Road Housing (NP)</i>	Laurel Hill Center	Eugene	Non-Metro Urban	\$2,000,000
			Total Credits Allocated	\$15,610,940

- Factory Produced Housing LIFT Set aside Project Selection.

OHCS received House Bill 3145 from the 2025 legislative session, directing the agency to set aside \$25M in LIFT housing development resources for factory-produced housing projects, specifically. This month the Homeownership Division is bringing forward to Housing Stability Council a more detailed briefing about that competitive project selection process and project selection. More than 30 project applications were evaluated requesting nearly \$166M in LIFT factory-produced housing set-aside resources were requested.

Through this effort **three Affordable Rental Housing projects have been selected which will move forward through the ORCA standards and underwriting process.** In total five projects representing 117 new homes were selected, the remaining two projects will be financed with Homeownership LIFT funds to develop affordable homeownership units.

These homes will be manufactured by five (5) different Oregon builders, showing statewide industry growth. Two of the projects will use manufacturers that OHCS had invested funds to expand the capacity of their production through the state Modular Development Funds. Each project is led by committed sponsors and experienced manufacturers sharing a vision to expand housing choices. In addition, as part of this effort the project teams will be supported by a yearlong technical assistance series designed to support both the project cohort, and the wider public to expand clarity and impact of factory produced affordable housing.



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 5-28-2026:

	Intake	Impact Assessment	Resource Waitlist	Financial Eligibility	Commitment	Total
# Projects	125	58	52	32	17	2874
# Units	7,731	3,954	4,061	2,054	1,465	19,265
\$ Requested	\$ 864,874,763	\$ 701,380,490	\$ 701,380,490	\$216,358,487	\$ 271,886,660	\$ 2,775,880,890

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 58 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 timing and process for allocating these resources to the ORCA will be shared in the coming months.
- *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. 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 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 the July materials.



Future resources anticipated to be offered through the ORCA include: gap funds for older adults and persons with disabilities, and direct lending which will be 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 32 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 17 projects in the Commitment step. This is the final step where projects move to financial close and receive funding reservation letters. After this step, construction begins.



DATE: June 5, 2026
TO: Housing Stability Council
Andrea Bell, Executive Director
FROM: Talia Kahn-Kravis, Assistant Director of Homeownership Programs
SUBJECT: Factory Produced Housing Initiative Briefing

House Bill 3145, passed during the 2025 legislative session, seeks to spur factory-produced housing (FPH) across the state. The bill requires OHCS to set aside \$25M in Local Innovation and Fast Track (LIFT) funds to fund up to five (5) factory-produced housing projects. The bill also directed OHCS to contract with the Network for Oregon Affordable Housing (NOAH) to convene an advisory committee, develop a technical assistance plan for funded recipients, provide systems for the transfer of knowledge to set the industry up for success, support industry and consumer awareness through showcasing events, and identify potential ongoing sources of funding. This memo provides a summary of efforts to date, as well as an overview of projects selected to access the FPH LIFT funds.

Factory Produced Housing Advisory Committee Work

In November 2025, NOAH, supported by ECONorthwest, convened the Factory-Produced Housing Advisory Committee (FHAC), which consists of 27 experts from the public and private sectors (see Appendix A for a list of members). FPHAC meetings are virtual and held as public meetings. Meeting recordings and supplemental materials are available on OHCS' Factory Produced Housing Initiative [website](#), which serves as the central resource for this effort. The committee is charged with two bodies of work:

- 1) To recommend criteria for selecting and evaluating projects that will be eligible for the LIFT FPH set-aside. This includes setting priorities, aligning criteria with OHCS' LIFT program requirements, and vetting criteria to ensure they are fair, effective, and responsive to community needs.
- 2) Guide the development of a technical assistance plan for funding recipients and the broader community. This includes identifying helpful TA topics, reviewing the plan drafted by NOAH, and offering mentorship or expertise, as applicable, to support successful project implementation.

Selection Criteria

Between November 2025 and January 2026, the FPHAC met for five intensive meetings and provided asynchronous input outside of meetings to develop project selection criteria recommendations to OHCS. FPH meeting first focused on identifying barriers in the field and from there, worked towards criteria that will help OHCS choose projects that elevate the potential of FPH to advance the industry. By the last meeting, FPHAC members aligned on

several criteria, recognized the areas without consensus, and entrusted NOAH to make the concluding recommendations. OHCS then reviewed NOAH’s recommendations and made minor tweaks before publishing an evaluation rubric along with the application components.

The final recommended criteria fell into four categories that address key objectives. A full evaluation rubric with more detail on criteria and how they were evaluated is included in Appendix B.

Table 1: Project Selection Criteria Categories

Category	Objective	Criteria Origin	Evaluation Method
Eligibility	Projects meet the basic requirements of the LIFT Homeownership and Rental programs.	LIFT Statute	Pass/Fail
Readiness & Feasibility	Projects are well planned and have a high likelihood of success.	OHCS-imposed	Pass/Fail
Prioritization	Prioritize projects that showcase the benefits of the FPH Industry and align with the intent of the bill.	HB 3145 (2025); FPHAC	Scored
Project Balancing	The overall portfolio of selected projects is diverse and within the funding limits.	HB3145 (2025); FPHAC	OHCS review

Technical Assistance Planning

After a sprint to create sound project selection criteria, the FPHAC reconvened twice to provide input on a technical assistance (TA) plan. The group was asked what type of TA is needed to advance the industry and what type of TA they’d be willing to provide. FPHAC settled on two TA tracts:

- **Cohort TA:** TA catered specifically to the needs of the five selected FPH LIFT projects
- **Generalized TA:** Available to the broader industry including written research, a resource library, workshops, panels, and webinars

While the TA plan is still under development as of the writing of this memo we expect that content will be centered around the following subtopics:

- Financing
- Codes/Design
- Land Use and Siting
- Factories/Suppliers
- Transportation
- Demand/Awareness/Marketing

NOAH will submit the TA Plan to OHCS on May 31, and together with ECONorthwest, they will lead the implementation of the plan. We expect to include a verbal summary of the plan in our June Council briefing.

FPH Project Selection

The OHCS FPH Selection Form was open March 9 through April 6. Completing the FPH selection form was a requirement for accessing the LIFT FPH set-aside, but not a replacement for completing the ORCA or Homeownership NOFA processes, which could be done concurrently or asynchronously with the FPH form. OHCS received 32 applications totaling nearly \$166M in LIFT requests. Applicant statistics are summarized below.

Table 2: Rental vs Homeownership Applications

	Projects	Dollar Request	Units
Rental	19	\$113,646,779.00	515
Homeownership	13	\$52,230,000.00	242
	32	\$165,876,779.00	757

Table 3: Geographic Spread

Region	No. Applications
Portland-Metro	11
Mt Hood/Gorge	2
Coastal	6
Willamette Valley	2
Eastern	1
Central	1
Southern	9
Disaster Recover Area ¹	2

Application Review

OHCS staff reviewed all applications to ensure they met the pass/fail eligibility and project readiness and feasibility standards and reached out to projects needing nominal clarification to collect necessary information to make an initial pass/fail determination. Passing projects were moved to scoring. All projects were scored by the same six reviewers: three internal to OHCS and three external reviewers with subject matter expertise. The six scores were averaged to create one score per application. Applications were then ranked according to score and then OHCS applied the project balancing criteria.

¹ Disaster recovery areas overlap with geographic regions.

Selected Projects

The applicant pool was highly competitive, and many strong projects will remain unfunded through this set-aside. However, all applicants may still apply through the main ORCA and Homeownership NOFA processes. It is important to note that this selection is only the first step toward accessing LIFT set-aside funds. Selected projects must successfully complete the ORCA

or Homeownership NOFA process and meet all applicable requirements before receiving a final reservation of funds. The Housing Stability Council will have the opportunity to provide final approval for these projects at a later date. In addition, OHCS will maintain a list of high-scoring alternate projects for up to three months after the selection announcements, should any selected project be deemed unable to successfully complete the NOFA or ORCA process. Table 4 shows a list of selected projects followed by a high-level overview of each project.

Table 4: Selected FPH Projects

Project Name	Sponsor	Project Type	Location	Manufacturer	No. Units	LIFT Request
Shortstack Hillside	DevNW	Homeownership	Milwaukie	Zaugg Timber Solutions Inc	20	\$4,180,000
Illahee Timber Townhomes	Hacienda CDC	Homeownership	Gresham	CedarStone Design-Build	27	\$5,535,000
Phoenix Commons	AGE+US	Rental	Phoenix*	Blazer Industries	40	\$7,825,000
Luther Memorial Church	Edlen & Co	Rental	Portland	Edlen Habitats & Technologies	6	\$1,680,000
Eastern Oregon Modular Developments	North West Equity Group	Rental	Baker City & Ontario	GCT Land Management	24	\$6,683,839
* Disaster recovery area					117	\$25,903,839

Eastern Oregon Modular Developments, North West Equity Group and GCT Land Management

The Eastern Oregon Modular Developments project will deliver 24 new affordable one-bedroom cottages for households at or below 60% AMI across two rural communities—16 homes in Baker City and 8 in Ontario—where housing shortages and limited new production have persisted for years.

Using a modular, panelized cottage-cluster model, the project overcomes rural labor constraints and delivers homes more quickly and consistently than traditional site-built construction. GCT’s factory production fabricates wall systems and structural insulated roof panels (Premier SIPs) off-site while site work proceeds in parallel, compressing schedules that would typically span 3–4 years into a roughly 24-month delivery cycle across both locations simultaneously. The project includes Premier SIP roof panels with continuous insulation, tight-envelope air sealing, cement-board siding, metal roofing, and wildfire-resistant landscaping to improve durability, energy performance, and climate resilience.



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With three prior Eastern Oregon cottage villages already completed, and two more underway, this project builds on a proven rural modular model while pairing production with local workforce training through Career and Technical Education partnerships. This combination of accelerated delivery, cost-controlled modular fabrication, high-performance materials, and community-embedded workforce development offers a repeatable strategy for expanding affordable housing in rural Oregon at a scale and pace traditional methods cannot achieve.

Hallahee Timber Townhomes, Hacienda CDC and CedarStone

Hacienda's Hallahee Timber Townhomes is a 27-home, permanently affordable, for-sale housing development in Gresham, Oregon. The project offers three-bedroom, two-bath units of roughly 1,500 square feet, targeted to households earning 60%–80% of Area Median Income and serving working families and communities of color that have long been a core constituency of Hacienda. Located on two adjacent sites in Gresham's Central City area, the homes sit a short walk from the Gresham Central Transit Center, offering direct MAX Blue Line service to Portland and multiple bus routes, schools, groceries, parks, health services, and community amenities, supporting a "15-minute neighborhood" lifestyle.

The project uses an innovative mass timber construction system, with all homes fabricated off-site using Cross-Laminated Timber (CLT) panels produced at CedarStone's facility in Eugene. These precision-manufactured panels form the complete structural and enclosure system including walls, floors, and roofs, making the homes stronger, more airtight, and faster to assemble than conventional construction. This approach allows a three-person crew to erect an entire home in just two to three days. Features such as exposed interior mass timber, high-performance insulation, Earth Advantage Platinum certification, all-electric systems, and mini-split HVAC ensure energy efficiency, durability, and long-term affordability. Standardized designs and repeatable fabrication methods position the project as a replicable template for future developments.

Luther Memorial Church, Edlen & Co and Edlen Habitats and Technologies

The Luther Memorial Church Site project delivers six one-bedroom homes for individuals at 50–60% AMI through a service-integrated, community-based model on land owned by Ecumenical Ministries of Oregon (EMO) in Northeast Portland. Located adjacent to EMO's Northeast Emergency Food Program which serves roughly 20,000 people per month, the project connects residents directly to food access, health supports, and case management, reducing barriers to stability and improving long-term outcomes. Developed through a public-private-faith partnership between EMO, Edlen & Company, and the Edlen Habitats & Technologies (EHT) platform, the project serves as the first deployment of a replicable model for activating underutilized faith-based land across a network of more than 6,000 acres statewide.



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The three-story infill building uses the EHT factory-produced, high-performance building system, which replaces traditional wood-frame construction with a standardized kit-of-parts composed of non-combustible structural panels, SIP-based high-efficiency envelope assemblies, and integrated off-site-fabricated components. These materials improve durability, fire resistance, thermal performance, and long-term environmental efficiency while reducing construction waste and installation errors.

By shifting major building scope off-site and minimizing trade-dependent sequencing, the system compresses an expected three-month build to roughly 30–45 days, while lowering general conditions, reducing weather-related delays, and improving delivery predictability.

Conservatively, the EHT system is expected to demonstrate 10–15% normalized production cost savings and approximately 40% lower long-term operating costs in comparable deployments.

Phoenix Commons, Age+ and Blazer Industries

Phoenix Commons will create 40 fully accessible, one-bedroom homes for adults age 55+ with incomes at or below 60% of AMI, including 11 units prioritized for households at 50% AMI. Located in Phoenix, Oregon, on a site devastated by the 2020 Almeda Fire, the development supports both wildfire recovery and long-term housing stability for older adults. Every home is designed with universal design and accessibility features that enable residents to age in place.

The project preserves and assumes existing OHCS Elderly & Disabled bond covenants that survived the loss of the prior buildings, ensuring the site continues to serve low-income older adults and maintaining prior public investment. The homes will be arranged as single-story, cottage-style duplexes with an age-friendly neighborhood layout and a 1,500-square-foot community building offering services, programming, and intergenerational connection.

Over the past three years, AGE+ and Blazer Modular Construction have collaborated to refine and standardize an Age-Friendly design which is now ready for replication. The project achieves major efficiencies through its modular construction approach, reducing per-unit costs from an estimated \$344,500 for comparable stick-built homes to approximately \$202,000—a 41% savings driven by standardized designs, reduced soft costs, bulk purchasing, and factory-controlled production that minimizes waste and subcontractor delays.

High-performance materials, including engineered mass timber components (LVL), advanced insulation, low-E windows, heat pumps, ERV ventilation, and fire-resistant exterior assemblies, improve energy efficiency, durability, and climate resilience while generating an estimated 131,626 kWh in annual energy savings. Modular fabrication also allows site work and unit construction to occur simultaneously, cutting the construction schedule by roughly 12 months



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and reducing the vertical build period from about 56 weeks to just 8 weeks, enabling earlier occupancy, lower carrying costs, and faster revenue generation.

Shortstack Hillside, DevNW and Zuagg Timber Solutions

Shortstack Hillside will create 20 permanently affordable homes for purchase in Milwaukie, Oregon. The mix of two- and four-bedroom homes will be sold to households earning up to 70% AMI and affordable in perpetuity through a community land trust model.

The project brings together an experienced team combining DevNW, a nonprofit land trust, and Shortstack Developer, known for innovative and efficient affordable housing delivery. It is part of the larger Hillside Park redevelopment, a multi-phase, mixed-income community supported by the Housing Authority of Clackamas County, which is contributing discounted land terms and partnership in resident outreach.

Shortstack Hillside will be the first project in Oregon to use fully volumetric Modular Mass Timber construction at this scale. Modules, built by Zuagg Timber Solutions at a new Portland facility, arrive with full MEP systems and finishes, enabling homes to be installed by crane in a single day. This approach cuts construction timelines nearly in half and reduces total development costs by more than \$1 million (13% of project costs), with further savings from compressed carrying costs and repeatable factory-built plans.

Shortstack and DevNW plan to share lessons learned, cost data, permitting pathways, and technical guidance to support other community developers. The project will also help validate Modular Mass Timber's environmental performance and long-term benefits — including carbon storage, reduced construction waste, and future potential to source tribally-produced mass timber in partnership with the Yakama Nation.

Next steps

The strong readiness of these projects and depth of the overall applicant pool reflects the momentum built through years of foundational work, including efforts by the Mass Timber Coalition, the Port of Portland, OHCS' initial Modular Development grantees, and many other partners/coalitions. While Oregon's factory-produced housing field is still emerging, these selected projects will allow OHCS, NOAH, and ECONorthwest to observe real-time implementation challenges, document measurable time and cost efficiencies, and capture lessons that can be shared broadly to support future scaling of FPH to address the state's housing shortage.

Over the coming months OHCS staff will work closely with the five projects to support their completion of the ORCA or Homeownership NOFA. We will also launch the technical assistance series for the project cohort and broader public that will take place over the next year. Council

can expect to see the five projects come back for approval before February 2027 and a final briefing on this initiative by September 2027.

Appendix A: Factory-Produced Housing Advisory Committee Roster

First Name	Organization
Alex Knect	Pacific Wall Systems*
Alexandra Ring	League of Oregon Cities
Anna Mackay	Shortstack/ Sister City Development
David Qualls	VP of PARR Lumber
Ernesto Fonseca	Hacienda
Ethan Stuckmayer	DLCD
Gust Tsiatsos	GCT Land Management
Jacob Fox	Homes for Good
Jody Lyon	Oregon Manufactured Housing Association
Kendra Cox	Blazer Homes*
Kristy Willard	Housing Stability Council / Housing Authority of Malheur and Harney County
Laura Bennett	SVdP/HOPE factory
Lucinda Taylor	Habitat for Humanity of Lincoln County
Lydia Slocum	Northwest Housing Alternatives
Marcus Kauffman	Mass timber public sector representative, ODF
Marge Cafarelli	LIT Homes
Mark Trinidad	City of Grants Pass
Marta Tarantsey	Business Oregon
Mike Steffen	Walsh Construction (Architect and Builder)
Nate Ember	Inkbuilt (Architect)
Nathan Young	ModsPDX
Richard Donovan	Building Codes Division
Rita Haberman	Department of Environmental Quality
Sean Hubert	Affordable Community Solutions
Stephanie Hooper	Age+ (NP AH developer)
Tobias Zaugg	Zaugg Timber Solutions*
Stuart Emmons	Emmons Design (architecture)

*Modular Housing Development Fund 2024 Grantees

Appendix B: Factory-Produced Housing Application Guidance & Rubric



Factory Produced Housing Application Guidance & Rubric

Oregon Housing Community Services

Background and General Information

Established by HB 3145 (2025), Oregon Housing and Community Services (OHCS) has allocated \$25 million in Local Innovation and Fast Track (LIFT) funds for the construction of affordable rental or for-purchase housing using factory-produced methods. These funds aim to showcase the innovation and promise of Oregon factory-produced housing (FPH) as a solution to increase housing production in Oregon.

OHCS will accept FPH applications from March 9 to April 6 at 5pm. Applicants must submit a complete application by filling out the [FPH Project Selection Form](#) as well as the FPH Workbook.

Once the application window has closed, the FPH review team will use the rubric and evaluation processes described below to rank applications and select a final cohort of projects. All projects selected to move forward must successfully complete the Rental Division’s ORCA or Homeownership NOFA applications.

Factory Produced Housing Project Selection Rubric

Eligibility Criteria (Pass/Fail)

Applicants will confirm their eligibility by responding to questions in the Smartsheet form.

Criteria (Pass/Fail)	Additional Guidance
Project is for the construction of new units	
Applicant has site control	Acceptable forms of site control include: <ul style="list-style-type: none"> • A recorded deed or conveyance showing the applicant is the owner of the site, • A valid purchase and sale agreement,

	<ul style="list-style-type: none"> • A valid option to purchase, • A valid option for a long-term lease, or • Other evidence satisfactory to OHCS.
Project has not yet started vertical construction	
Applicant is registered with Secretary of State in Oregon and in good standing (not disbarred)	<p>Visit State of Oregon: Business - Register a Business</p> <p>Signed Integrity Certification Form attached to the application submission.</p>
Project meets definition of factory produced housing defined in the bill (see definitions section)	Project aligns with definition and goes beyond factory-built components that are commonly used in stick-built housing, such as roof trusses, panelized walls, and engineered floor joists.

For Homeownership (HO) Projects only (pass/fail)

Criteria (Pass/Fail)	Additional Guidance
Project will operate as a shared-equity homeownership model	Applicant must specify type of shared-equity model: land trust, leasehold condo, limited equity cooperative, other
Applicant is an eligible covenant holder	See eligible covenant holder definition in Oregon Statute 456.270
Homes will be affordable to households at or below 80% AMI	
Homes will be affordable for a minimum of 20 years.	

For Affordable Rental Housing (ARH) Projects only (pass/fail)

Criteria (Pass/Fail)	Additional Guidance
Units will be affordable to households at or below 60% AMI	
Units will be affordable for a minimum of 30 years.	
Project contains at least 5 units	

Project Feasibility & Readiness (Pass/Fail)

Project Feasibility and Readiness will be evaluated based on responses to questions in the Smartsheet form as well as information provided in the FPH Workbook. The following table shows where each criteria response is located and how the response will be evaluated. Applicants must pass each criterion to be eligible for selection.

Criteria/Question	Where Information is Provided	Evaluation method (Pass/Fail)
Project description	Smartsheet response	Description provided and substantive enough to portray project goals.
Developer market entrance capacity	Smartsheet response	Narrative shows a thoughtful and realistic approach and/or a demonstrated track record of entering the market within the project location.
Development schedule	Development Schedule tab of the FPH Workbook	The Development Schedule is complete. <ul style="list-style-type: none"> LIFT Closing will occur by Feb. 2027. Project will be complete by 2029.
Development team	Development Experience tab of the FPH Workbook	All essential development team members are identified, including: applicant, developer (if different from applicant), contractor, factory produced housing manufacturer, and long-term steward (homeownership only).
Development team FPH experience	Development Experience tab of	The Development Team table shows that at least 1 member/entity of the development team has experience with a housing related FPH project. Their experience is

	the FPH Workbook	clearly explained in column H, with at least 2 projects successfully completed.
Development experience	Development Experience tab of the FPH Workbook	The Development Project History table demonstrates that main applicant or developer has completed at least one project of similar size and scope.
Sources and Uses	Sources and Uses tab of the FPH Workbook	<ul style="list-style-type: none"> • Sufficient sources are identified to cover project costs, with no budget gaps. • Identified sources can be feasibly committed by the LIFT closing deadline. • Applicant provides a thorough estimate of project costs including FPH component costs. • LIFT request aligns with subsidy limits for Rental or Homeownership.

Scored Criteria (26 possible points)

Scored Criteria utilizes information provided in the FPH Workbook and narrative answers in the Smartsheet Form. The table below provides detail on how each response will be assessed. Each response will be evaluated by multiple reviewers, and points will be averaged to result in one final score for each question.

OHCS recognizes that many of these criteria are interrelated. For instance, time savings can result in cost savings. Applicants are encouraged to note these connections when relevant; however each response must still directly and fully address the core question being asked.

Criteria	Points
Project advances the factory-produced housing industry in Oregon by demonstrating cost savings.	
The applicant makes a strong, well supported, and quantifiable case for total project cost savings by a) clearly explaining assumptions made in the budget provided in the Sources & Uses tab and b) providing comparison data, such as industry benchmarks, historical project data, or contractor estimates that demonstrates the project achieves significant cost savings relative to traditional stick built construction. The analysis is thorough and the scale of savings	6

is substantial enough to meaningfully advance Oregon's factory produced housing industry.	
The applicant provides a clear and quantifiable case for cost savings by a) explaining key budget assumptions with reasonable clarity and b) providing comparison data to comparable stick-built construction projects. Cost savings substantial but the overall savings or inclusion of comparison data may be less comprehensive than a top-tier application.	5
The applicant provides evidence of cost savings by a) explaining project budget assumptions and b) providing data that compares costs to stick-built construction projects but either the projected cost savings are moderate and/or they are only moderately substantiated by the comparison data.	4
The applicant shows some level of cost savings but cost savings appear modest and/or moderately supported by the workbook data or comparison data. The analysis is high-level and may be limited in project specific detail.	3
The applicant provides some relevant explanation of budget assumption and comparison data suggesting cost savings, but the savings is minimal or the explanation is somewhat incomplete or inconsistent with the evidence.	2
The applicant provides data that is related to cost, but the relationship to savings is unsupported or indirect. There is no meaningful demonstration of cost savings.	1
The applicant does not demonstrate that the project achieves cost savings.	0
Applicants can gain back up to 2 points if they can demonstrate that during the project, they will be utilizing new technology or processes that will generate quantifiable cost savings in subsequent, near-term projects. The applicant provides an evidence-based justification of how this new technology/process will provide future cost-savings. <i>This bonus is an opportunity to gain back points, but total points earned for overall evaluation of this criterion will not exceed 6 points.</i>	2 bonus points
Project advances the factory-produced housing industry in Oregon by demonstrating time savings and efficiencies in the overall development schedule.	
The applicant provides a strong, well-supported, and quantifiable demonstration of project time savings by: a) clearly explaining key assumptions in the Development Schedule tab of the FPH Workbook, b) providing meaningful comparison data (such as industry benchmarks, past project timelines, contractor estimates, or typical stick-built	5

<p>durations), and c) explaining how use of factory-produced components or processes creates efficiencies in the overall development timeline. Time savings are clearly stated in terms of number of weeks and are significant.</p>	
<p>The applicant provides a clear, mostly quantifiable explanation of time savings. The applicant explains major schedule assumptions with reasonable clarity, and offers some comparison to stick-built timelines, though data may be less detailed than a top-tier application. Time savings are clearly stated in terms of number of weeks, and the evidence shows moderate, meaningful time savings linked to efficiencies due to use of factory-produced components or processes, though not as substantial as a 5-point response.</p>	4
<p>The applicant provides a moderately supported demonstration of time savings by describing budget assumptions, providing comparison data, and explaining efficiencies from using factory-produced components or processes. demonstrates some time savings. Time savings may be stated in weeks, but the savings are modest and/or the case is only partially supported or substantiated at a high-level.</p>	3
<p>The applicant provides some evidence of time savings, but may not directly tie the savings to schedule assumptions, comparison to stick built timelines, or references to factory-produced efficiencies. Time savings seem plausible but are relatively small or not specific.</p>	2
<p>The applicant mentions time savings, but there is no meaningful evidence of savings and no specific time is given. Applicant provides limited discussion of development schedule, comparison data, and efficiencies.</p>	1
<p>The applicant does not demonstrate that the project achieves time savings.</p>	0
<p>Project demonstrates that it will strengthen the factory-produced housing industry in Oregon by making advancements in replicability.</p>	
<p>Applicant provides a clear narrative that demonstrates specific, transferable assets that will advance the broader FPH industry, including but not limited to sharable designs, templates, playbooks, or other creative methods of showcasing replicability. The Applicant provides evidence of intentional design for replication across multiple factories or regions. Applicant demonstrates a plan to share and make resources accessible to others upon completion of the project.</p>	4
<p>Applicant provides a credible plan for replication with some identified assets (e.g., design standards, process checklists, or lessons learned) and indicates a willingness to share resources, but lacks detail on dissemination or point of access. Replication appears feasible but may be limited to certain contexts (e.g., one factory or product type).</p>	3

Applicant mentions replication conceptually and identifies at least one transferable element, but lacks detail on scope, format, or sharing method. No clear commitment to public access or dissemination. Replication benefits are uncertain or narrow.	2
Applicant provides minimal or vague reference to replication; no specific assets or processes identified. No plan for sharing or making resources accessible to others.	1
No mention of opportunities for replication of project elements.	0
Project advances the factory-produced housing industry in Oregon by using a) nontraditional materials, including mass timber, and/or b) materials with strong environmental performance, such as low-carbon, low emitting, energy efficient materials, and/or c) materials that support climate resilience, such as fire resistance or earthquake readiness.	
Applicant demonstrates that the project incorporates nontraditional materials, materials with strong environmental performance, and/or climate resilient materials in major structural or envelope components. Applicant provides material specifications, coverage information, and addresses performance benefits (e.g., durability, moisture/fire resistance, climate resilience) of materials. The impact of high environmental performance for materials/products and/or overall buildings is specific, quantifiable, and verifiable by third-party certifications for other reputable sources.	4
Applicant demonstrates that the project uses significant portions of nontraditional materials, materials with strong environmental performance, and/or climate resilient materials in structural or envelope components and provides partial documentation of material specifications or performance benefits.	3
Applicant demonstrates that the project includes limited use of nontraditional materials, materials with strong environmental performance, and/or climate resilient materials (e.g., feature elements or small assemblies) with basic rationale for environmental or resilience benefits; documentation is minimal.	2
Applicant mentions intent to use nontraditional materials, materials with strong environmental performance, or climate resilient materials but provides no clear evidence of feasibility, scope, or performance benefits.	1
Applicant does not mention or intend to use nontraditional material, materials with strong environmental performance, and/or climate resilient materials.	0

Project advances the factory-produced housing industry in Oregon by using manufacturer(s) located in Oregon for FPH components, excluding raw materials.	
Development Experience tab of the FPH Workbook shows that the FPH manufacturer(s) has/have a facility in Oregon.	3
If using multiple FPH manufacturers, at least one but not all manufacturers have a facility in Oregon.	2
FPH manufacturer(s) do/does not have a facility in Oregon.	0
The applicant entity is based in Oregon.	
Development Experience tab of the FPH Workbook shows that the applicant entity is physically-based in Oregon.	2
Applicant entity is not physically based in Oregon.	0
Two or more development team members have successfully completed a residential (meaning housing-related) FPH project. Key team members include architects, developers, general contractors/installers, or a consultant; it does not include the factory itself.	
The Development Experience tab of the FPH Workbook shows that 3+ development team members have successfully completed a residential FPH project.	2
The Development Experience tab of the FPH Workbook shows that 2 development team members have successfully completed a residential FPH project.	1
Less than 2 development team members have successfully completed a residential FPH project.	0

Project-Balancing Criteria

Once applications are scored, OHCS will use the Project-Balancing criteria to look across the diversity of projects, manufacturers, sponsors, and geographies to rebalance the rankings and make final project selections. This is an internal process using the following guidelines:

- Minimum of three projects and no more than five projects, with at least one homeownership and one rental project.
- No more than two funded projects per FPH manufacturer.
- No more than two funded projects per sponsor/applicant.

- Geographic distribution: Require one project in two out of the following three regions: coastal; east of the Cascades; and disaster recovery areas (collectively as a region), with the remainder anywhere.
 - Coastal boundaries can be found [here](#).
 - Projects east of the Cascades include those located in the following counties: Baker, Crook, Deschutes, Gilliam, Grant, Harney, Jefferson, Klamath, Lake, Malheur, Morrow, and Sherman.
 - Disaster recovery areas are areas that have faced a natural disaster in 2020 or later as designated by FEMA or the State.
 - Projects can search and confirm if they fall in a disaster recovery area by searching [this site](#).
 - Note that if the disaster is a State declared natural disaster, it may not appear on the site. In that case, the applicant can list the name of the state declared disaster on the FPH Project Selection form.
- The total selected projects do not exceed the \$25M funding limitation.

If there is ambiguity in project selections after employing the Project-Balancing Criteria, OHCS will consider the following:

- Composition of highest scoring projects that meets project-balancing criteria and allows the greatest number of units to be funded.
- Composition of highest scoring projects that meets project-balancing criteria and includes a culturally specific developer.
- Composition of highest scoring projects that meets project-balancing criteria and have the highest score in cost effectiveness and time savings combined.

Key Definitions

- **Factory-Produced Housing:** Housing that is produced through off-site construction of housing or housing components, and that includes manufactured dwellings, as defined in ORS 446.003, prefabricated structures, as defined in ORS 197A.015, or other types of housing developed through volumetric modular, panelized modular or other modular components (HB 3145, 2025). Factory-built homes are constructed almost entirely in a factory and arrive at the site 30 to 90 percent complete (HUD Guidance).
- **Manufactured Home or Dwelling:** A residential trailer, mobile home or manufactured home that does not include any building or structure constructed to conform to the State of Oregon Structural Specialty Code or the Low-Rise Residential Dwelling Code adopted pursuant to ORS 455.020, 455.610 or 455.616 (ORS 446.003 (19)). Homes arrive onsite complete with appliances, carpet, paint, lights, and with the utilities ready to be hooked up on site. They

are typically 80 to 90 percent complete (those consisting of two or more sections or two stories require extra on-site completion) (HUD Guidance).

A manufactured home is structure constructed for movement on the public highways that has sleeping, cooking, and plumbing facilities; that is intended for human occupancy; that is being used for residential purposes; and that was constructed in accordance with federal manufactured housing construction and safety standards and regulations in effect at the time of construction (ORS446.003(21))

- **Mass Timber** includes engineered wood products that are manufactured by bonding layers of wood together using adhesives or other bonding methods. The resulting panels or beams offer exceptional strength, durability, and fire resistance (Oregon Prefabricated and Modular Housing Model Code and Audit Workbook).
- **Modular Homes** are constructed in a factory. Modules are shipped to the site either ready to be finished inside and out or complete with interior amenities, appliances, paint, carpet, and more. They are typically 70 to 85 percent complete. These homes are built in accordance with the model building code adopted by the state. Local codes, if different than state codes, apply only to home installation as well as site-built elements, such as foundations, garages, decks, and porches. A modular home is built in sections, transported to the home site, and set on a foundation. Many are two or three stories high and can consist of two to six modules or sections (HUD Guidance). Modular construction uses pre-engineered, factory fabricated structures in three-dimensional sections that are transported to a job site, assembled, and finished. A prefabricated home is constructed to the same state, local, or regional building codes as site-built homes (Oregon Prefabricated and Modular Housing Model Code and Audit Workbook).
- **Panelized or Component Construction:** A structure constructed with factory-built panels for whole walls, usually with sheathing and occasionally with windows, doors, wiring, and outside siding. The panels are constructed in a factory according to a model design, transported to the site, and then the panels are assembled according to the design on a conventional foundation or slab (HUD Guidance).
- **Prefabricated Structure** is relocatable, more than eight and one-half feet wide and designed for use as a single unit dwelling for residential occupancy in accordance with a specific jurisdiction's building regulations (ORS 455.010). It is a building or subassembly that has been in whole or substantial part manufactured or assembled using closed construction at an off-site location to be wholly or partially assembled on-site. It does not mean a manufactured dwelling. (Oregon Prefabricated and Modular Housing Model Code and Audit Workbook).
- **Volumetric Modular:** a construction method where entire three-dimensional building modules are manufactured in a factory and then transported to the site to be assembled into a finished building.

**If you would like this information in a different language, please email
Language.Access@hcs.oregon.gov.**