

Housing Stability Council

MEETING MATERIALS PACKET



Tistilal Village
Portland, Or.

March 06, 2026
9:00 a.m. – 11:30 p.m.
Oregon Housing & Community Services
Webinar

AGENDA

March 06, 2026 9:00 a.m. – 11:30 a.m.
Oregon Housing and Community Services
725 Summer St NE, Salem OR 97301



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

Webinar Mtg Only

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

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

TIME	TOPIC	SWHP Priority	ACTION
9:00	Meeting Called to Order		Call Roll
9:05	Review & Follow-up Action Items		Briefing
9:10	Report of the Chair		Briefing
9:20	Report of the Director		Briefing
9:45	<p>Affordable Rental Housing Division (pg. 04) <i>Natasha Detweiler-Daby, Director of Affordable Rental Housing Division</i></p> <ul style="list-style-type: none"> • Public Hearing Comments in accordance with ORS 456.561 • ORCA Development Funding Recommendation: <i>Amy Cole, Assistant Director Development Resources; Roberto Franco, Deputy Director Development</i> <ul style="list-style-type: none"> ○ John Day Village Mobile Home Park ○ Mountain View Community Village • ORCA Project Stabilization Investment Funding Recommendation: <i>Amy Cole, Assistant Director Development Resources; Roberto Franco, Deputy Director Development</i> <ul style="list-style-type: none"> ○ King & Parks Apartments ○ Wy'East Plaza Apartments • ORCA Monthly Update: <i>Natasha Detweiler-Daby, Director</i> 		Decision
10:45	<p>Housing Stabilization Division (pg. 21) <i>Liz Weber, Director of Housing Stabilization Division</i></p> <ul style="list-style-type: none"> • Youth and Families Policy and Program: <i>Emily Edwards, Prevention Policy and Planning Analyst.</i> <ul style="list-style-type: none"> ○ Infant Priority Momnibus ○ Youth Homelessness ○ RAY Program Improvement 		Briefing
11:30	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



Equity & Racial Justice



Homelessness



Permanent Supportive Housing



Affordable Rental Housing



Homeownership



Rural Communities

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

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**OREGON HOUSING *and*
COMMUNITY SERVICES**

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

Date: February 6, 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: March 2026 ORCA Development Funding Recommendation

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

- **John Day Village Mobile Home Park in Astoria, up to \$1,300,000 in PMDP GHAP funds and OAHTC to attach to a permanent loan of \$800,000 in alignment with the ORCA framework and process.**
- **Mountain View Community Village in Redmond, up to \$23,726,160 in PSH Capital funds in alignment with the ORCA framework and process.**

Summary

At the upcoming Housing Stability Council (HSC) meeting, we will be presenting an Oregon Centralized Application (ORCA) recommendations for approval by the Council. The recommendations are based on projects that has met the HSC approved ORCA standards for Impact Assessment, the first step of the three-step ORCA process.

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

Applications

In all, there are 51 project applications actively in the Impact Assessment step of the ORCA that are in various stages of being completed. The projects being recommended today have met all standards for the Impact Assessment step.

These projects will add 68 new units to the state affordable housing stock and will preserve 17 manufactured homes. Rent restrictions on the units are at 60%-80% AMI.



Development	Location	Number of affordable units
John Day Village Mobile Home Park	Astoria	17
Mountain View Community Village	Redmond	68
	Total	85

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

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

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

Next steps

If the projects are approved for a funding reservation, project sponsors 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



March 6, 2026

ORCA Funding Reservation Recommendations

the requirements of the Financial Eligibility step are met, the project will move to the third and final step, Commitment, and from there move to financial closing and project construction.





Housing Stability Council Project Summary Impact Assessment Application Step

SUMMARY			
Project Name:	John Day Village Mobile Home Park (Deal #3793)		
City:	Astoria	County:	Clatsop
State House District:	24	State Senate District:	16
Sponsor Name:	Oregon Affordable Communities and KemperCo, LLC		
Geographic Set Aside:	Rural	Total Units:	25
		Total Affordable Units:	17
# Rent Assisted Units:	0	Units by Size & Affordability:	17 2-BR at 80% AMI
# of Units with OHCS PSH Services Funding:	0	Manager's unit/size	N/A
Cost Per Unit:	\$86,096	Construction Type:	Acquisition/Preservation
Affordability Term:	60 Years	# of Units with Non-OHCS Requirements:	8
Estimated Funding Request			
Total OHCS Request:	\$1,300,000 PMDP \$800,000 permanent loan attached to OAHTC	Total project cost:	\$2,152,390

This project is currently in the Impact Assessment step, and there may be changes as it progresses through the ORCA process. We recommend to Housing Stability Council the reservation of an up to amount of \$1,300,000 in Preservation of Manufactured Dwelling Parks GHAP resources and the attachment of Oregon Affordable Housing Tax Credits (OAHTC) to an \$800,000 permanent loan for this project, with the expectation that the project retains the characteristics submitted in the Impact Assessment without substantial changes.

PROJECT DETAILS	
Project Description:	John Day Village is a privately-owned mobile home park in the rural outskirts of Astoria, Oregon. Oregon Affordable Communities and KemperCo, LLC are seeking to purchase the property and preserve the park as affordable for the existing 17 homeowners at the property. Four spaces are currently vacant



John Day Village MHP #3793 – Housing Stability Council

	without any structures, and 4 existing homes are vacant and non-inhabitable due to physical condition. It is the intention of Oregon Affordable Communities and KemperCo, LLC to remove the condemned units and place new homes in the 8 vacant spaces. The goal is to keep these 8 homes affordable, however, as allowable per program guidelines, they will be unrestricted. PMDP funding will facilitate the purchase of the park and much need repairs to water infrastructure, the septic system, road repair, and rehabilitation of the community laundry facility.
Anticipated closing date:	4/30/2026
Focus Population(s):	Family/Workforce
ERJ Strategy:	Preserving the park and restricting the project to 80% AMI for at least 60% of the existing units will preserve 17 units of naturally occurring affordable housing in Astoria for the next 60 years. All units are occupied by homeowners and preserving the park as affordable provides relief to the existing residents of the park. Over half of the current homeowners identify as Hispanic and Spanish speaking.
Resident Services:	While this park is comprised of 100% homeowners, Oregon Affordable Communities intends to purchase and operate the property, preserving the park as affordable. Oregon Affordable Communities will assist residents with securing services from Clatsop County for health care, food security, and more.
Location Preferences:	The project is an existing mobile home park near Astoria. It is located within ½ mile of a county park and boat launch for the John Day River. While it is not a walkable location, it is located 5 miles away from downtown Astoria, with access to emergency services, employment services, shopping, dining, and entertainment. The property has a walk score of 1 out of 100.



John Day Village Mobile Home Park





Housing Stability Council Project Summary Impact Assessment Application Step

SUMMARY			
Project Name:	Mountain View Community Village		
City:	Redmond	County:	Deschutes
State House District:	59	State Senate District:	30
Sponsor Name:	Mountain View Community Development		
Geographic Set Aside:	Suburban or Small City	Total Units:	75
		Total Affordable Units:	68
# Rent Assisted Units:	68	Units by Size & Affordability:	50 1-BR at 60% AMI 18 2-BR at 60% AMI 7 2-BR Market Rate
# of Units with OHCS PSH Services Funding:	68	Manager's unit/size	N/A
Cost Per Unit:	\$359,015	Construction Type:	New Construction
Affordability Term:	30 years	# of Units with Non-OHCS Requirements:	7
Estimated Funding Request			
Total OHCS Request:	\$23,726,160 PSH	Total project cost:	\$26,926,160

This project is currently in the Impact Assessment step and there may be changes as it progresses through the ORCA process. We recommend to Housing Stability Council the reservation of an up to amount of \$23,726,160 in PSH Development Capital resources for this project, with the expectation that the project retains the characteristics submitted in the Impact Assessment without substantial changes.

PROJECT DETAILS	
Project Description:	Mountain View Community Village is a 75-unit development with 68 units of Permanent Supportive Housing (PSH) and 7 units of market rate housing on 9.48 acres of land in Redmond, Oregon. The project consists of single-story, stand-alone cottage-style homes designed to foster privacy, space and dignity. Each cottage will include design elements that reduce stress and



Mountain View Community Village – Housing Stability Council

	<p>support stability, including private entries, durable and easy to maintain finishes, clear wayfinding and noise-reducing features.</p> <p>In addition to dedicated onsite office space for PSH services staff, the development also includes a flexible community/event space for voluntary activities such as tenant meetings, community-building events, or group workshops. Laundry services, green space, community gardens, and dog runs are centrally located with additional flex space for social gatherings. Picnic tables and additional seating areas have been placed with meandering walkways throughout the development to encourage small gatherings amongst sub-communities and reduce social isolation.</p> <p>OHCS funds will not be used for the market rate units.</p>
<p>Anticipated closing date:</p>	<p>7/1/2026</p>
<p>Focus Population(s):</p>	<p>Persons experiencing chronic homelessness</p>
<p>ERJ Strategy:</p>	<p>Mountain View Community Development (MVCD) has an MOU in place with the Latino Community Association to translate materials and promote program events and will be working with Pilina, a BIPOC owned business for Property Management. While MVCD has not developed PSH or affordable housing before, they started and manage the region’s Safe Parking program and gather participant data by race and ethnicity for their program, this will be extended to Mountain View Community Village.</p> <p>Additionally, MVCD’s Racial Equity Strategy and Implementation Plan centers on the following equity goals:</p> <ul style="list-style-type: none"> • Equitable Access to Services • Culturally Responsive Service Delivery • Workforce and Leadership Equity • Data-Driven Equity Monitoring • Organizational Learning and Accountability
<p>Resident Services:</p>	<p>Permanent Supportive Housing services & resident services will be provided by Mountain View Community Development through case managers, peer support specialists and one 0.5 FTE nurse. Onsite services include initial needs assessment and individualized Housing Stability Plans, ongoing intensive case management, medical case management, crisis response planning and assistance with benefits enrollment such as OHP, SNAP and SSI/SSDI.</p>



Mountain View Community Village – Housing Stability Council

	<p>Referral-based services include behavioral health coordination and connection to treatment, primary and urgent medical care, and substance use disorder counseling and recovery supports. Additionally, the design of the project also includes space for mobile service provider parking such as the 40ft Mosaic Medical clinic truck and traveling Deschutes County Library truck.</p>
<p>Location Preferences:</p>	<p>The design of this development includes a public transit stop on-site providing regular van and shuttle access to downtown Redmond and Bend. Fred Meyer is located 2 miles from the property and Jericho Road, a local service provider that delivers fresh food and produce weekly, less than 0.5 miles from the development. Additionally, this project meets the following criteria in the OHCS Anti-Displacement Index: vulnerable people & precarious housing.</p> <p>The property has a walk score of 1 out of 100.</p>



Mt. View Community Village





**OREGON HOUSING *and*
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Date: March 6, 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: March 2026 ORCA Project Stabilization Investment Funding Recommendation

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

- **King & Parks Apartments** in Portland, up to \$1,750,000 in Property Stabilization Investments (PSI) Preservation funds in alignment with the PSI criteria and process.
- **Wy'East Plaza Apartments** in Portland, up to \$2,000,000 in Property Stabilization Investments (PSI) Preservation funds and OAHTC to attach to a permanent loan in alignment with the PSI criteria and process.

Summary

At the upcoming Housing Stability Council (HSC) meeting, we will be presenting two Property Stabilization Investments (PSI) recommendations for approval by the Council.

This recommendation is based on the projects meeting the criteria and process set forth for the PSI preservation resource. As described in Affordable Rental Housing Division (ARH) briefing in the HSC October 2025 packet, on October 1, 2025, PSI criteria were developed to be responsive to the urgent need for financial stabilization of properties that had been widely requested by housing partners. These projects all meet the requirements of that update. More detailed information regarding each project can be found in the attachments following this cover memo.

The maximum PSI loan per project is \$2,000,000. Property owners are encouraged to review their portfolio and submit funding requests for a group of properties facing financial risks and stability. There's a maximum of \$5,000,000 for organizations portfolio applications.

Applications

Since the updated PSI offering was made available to partners on October 8, 2025, ARH received 64 intakes expressing interest in PSI. To-date, 55 work centers for application submissions have been opened and 40 complete applications received. ARH anticipates bringing the last project recommended for PSI funding to HSC next month. A high-level project



summary is provided on each. The projects being presented today will use a total of \$3,750,000 to stabilize a total of 244 affordable rental units in two projects.

Development	Location	Number of Affordable Units
King & Parks Apartments	Portland	69
Wy'East Plaza Apts	Portland	175
Total		244

PSI Structure

PSI is invested as a loan at 1% deferred interest over a 30-year term. The loan, interest, and principal are due at maturity, refinancing, at the end of the affordability period, or re-syndication, whichever occurs first. If a project has less than 60 months of affordability remaining, an additional 5-years of affordability will be added to the project.

In receiving resources, the project must demonstrate sufficient stability after the investment with commitments to ensure that current tenant rents will not be increased more than 5% per year for the next 5 years. Income and rent restrictions are based on the existing program limits where applicable, or HUD-defined Multifamily Tax Subsidy Projects (“MTSP”) limits.

OHCS applies underwriting guidelines to ensure ongoing project viability and risk mitigation associated with all applicable programs. Guidelines are consistent with industry-standard minimum requirements of mortgage lenders, investors, and other potential public funding sources as detailed in the General Policy and Guideline Manual (GPGM).

Next steps

When a project is approved by Housing Stability Council for a funding reservation, it will receive a conditional commitment of funds and proceed through complete underwriting. The ORCA process for PSI evaluation standards is focused on the risk framework. PSI projects are already in the OHCS portfolio, and the investment is to right-size debt in the property to allow for stable ongoing operations. The projects that qualify must demonstrate that the risk is imminent and once selected require expedited financing to ensure anticipated outcomes. As such, the ORCA has adopted a revised pathway which drives to project financial closing as soon as all requirements are met.



Project Summaries

King & Parks Apartments (#4018)			
City:	Portland	County:	Multnomah
State House District:	43	State Senate District:	22
Sponsor Name:	Portland Community Reinvestment Initiatives (PCRI) (King Parks Apartments LP)		
Geographic Set Aside:	Metro	Total Units:	70
		Total Affordable Units:	69
Total OHCS Request:	\$1,750,000 PSI, 1% interest for 30 years	Total project stabilization cost:	\$1,750,000
PROJECT DETAILS			
Project Description:	<p>King + Parks Apartments is a 70-unit affordable housing project located in Portland, Oregon and is part of the OHCS portfolio. The project has experienced long-term difficulty in maintaining a high rate of occupancy. Higher insurance premiums, utility costs, and compliance related expenses have significantly cut into monthly cash flow. PCRI has engaged Cascade Management for property management operations at the project. The partnership has resulted in higher occupancy rates, streamlined leasing, and improved the overall financial health of the project significantly. The project continues to struggle to recover from its earlier underperformance. PSI funding will pay down the property’s permanent debt, lowering the monthly mortgage obligation and increasing available cash flow for essential operating expenses.</p>		
Anticipated closing date:	4/30/2026		
Focus Population(s):	Family/Workforce/Seniors		
PSI Request Detail:	<p>Debt Buydown Amount Requested: \$1,750,000 Capital Repairs Amount Requested: \$0 Approved Administrative Fee: \$0</p> <p>Capital repairs to be performed are: N/A</p>		
Set-Aside Considerations:	Culturally Specific Organization		



March 6, 2025

Property Stabilization Investments Reservation Recommendations

Wy'East Plaza Apartments (#3959)			
City:	Portland	County:	Multnomah
State House District:	47	State Senate District:	24
Sponsor Name:	REACH Community Development, Inc. (124 th & Ash LP)		
Geographic Set Aside:	Metro	Total Units:	175
		Total Affordable Units:	175
Total OHCS Request:	\$2,000,000 PSI, 1% interest for 30 years OAHTCs to attach to a \$5,000,000 loan	Total project stabilization cost:	\$2,000,000
PROJECT DETAILS			
Project Description:	Wy'East Plaza Apartments is an existing 175-unit affordable property located in Portland, Oregon and is part of the OHCS portfolio. The property has faced persistent challenges since the COVID-19 pandemic with rent non-payment, high rates of vacancy, high employee turnover, and fire and flood-related casualty losses. Although conditions have largely stabilized, these issues have left the property with limited resources and an ongoing need to regain financial footing. PSI funds will buy down the existing permanent loan and add OAHTCs to the project, increasing monthly cash flow and enabling the property to rebuild reserves and strengthen long-term stability.		
Anticipated closing date:	4/30/2026		
Focus Population(s):	Family/Workforce		
PSI Request Detail:	Debt Buydown Amount Requested: \$2,000,000 Capital Repairs Amount Requested: \$0 Approved Administrative Fee: \$0 Capital repairs to be performed are: N/A		
Set-Aside Considerations:	N/A		





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DATE: March 6, 2026

TO: Housing Stability Council
Andrea Bell, Executive Director

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

SUBJECT: Oregon Centralized Application (ORCA) March 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:

- **9% LIHTC Application Closed.** OHCS is currently reviewing 9% applications and will brief HSC in a few months once tax credits have been allocated to projects. Those projects receiving tax credits will then submit an ORCA application for any subsidy needs – which will ultimately be brought to HSC for funding recommendation.

ORCA pipeline as of 2-25-2026:

	Intake	Impact Assessment	Resource Waitlist	Financial Eligibility	Commitment	Total
# Projects	95	62	42	36	4	239
# Units	7,222	3,967	3,267	2,640	19	17,292
\$ Requested	\$ 661,281,057	\$ 862,392,623	\$ 712,406,260	\$ 529,505,685	\$ 33,442,892	\$ 2,799,028,516

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 50 projects that are actively working on their Impact Assessment applications. OHCS is actively reviewing 12 projects that have submitted their application.

Step: Resource Waitlist

There are a total of 42 projects currently awaiting resources, an increase of five projects from last month.

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

- **4% LIHTC:** Private Activity Bonds (PAB) are available for applications in both 2025 and 2026; projects eligible for the funds may submit applications for evaluation. Where projects do not need paired gap funds, the project will be able to proceed based on available PAB only. OHCS recently updated the policy for required PAB leverage in 4% LIHTC Projects to a minimum of 30%; more information can be found [here](#).
- **9% LIHTC:** The 2026 offering closed on February 25, 2026. OHCS is currently evaluating applications.
- **LIFT:** This resource has been fully subscribed.
- **PSH:** Approximately \$2M will be remaining after the March HSC meeting to support the development of Permanent Supportive Housing (PSH).
- **GHAP/HDGP:** Approximately \$15M remains via forward allocation from the General Housing Account Program (GHAP) and Housing Development Grant Program (HDGP) for Native Nations projects.
- **GHAP Veterans:** This resource has been fully subscribed.
- **GHAP Capacity Building:** OHCS is finalizing grant application reviews and will be making announcement of grant awards in the coming weeks.

- *HOME*: Approximately \$8M is remaining for HOME Balance of State projects.
- *Oregon Affordable Housing Tax Credit*: The program was updated in October to implement the new pass-through exemption for Financial Distress; resources remain available.
- *Preservation*: This resource has 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.
- *Stabilization*: Approximately \$3.8M will be remaining after the February HSC meeting. These funds are prioritized for projects with critical risk of loss within the 2025-27 biennium.

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

Step: Financial Eligibility

Once projects are approved by HSC, they are given up to six months to proceed through the Financial Eligibility step. There are 36 projects currently in this step. OHCS is working to update its public dashboard with additional information about development readiness (local government entitlements, permitting, environmental review, etc.) to increase transparency of production delays/barriers outside of OHCS's control.

Step: Commitment

There are four projects in the Commitment step. This is the final step where projects move to financial close and receive funding reservation letters. After this step, construction begins.



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DATE: March 06, 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 (described in more detail below) indicate a heightened interest among legislators 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.

Though the project will conduct an in-depth analysis of HSD-funded programs, it will also, at a high level, look at programs serving unaccompanied youth and families with children elsewhere in OHCS and at other state agencies. The other state agencies may include the Oregon Department of Human Services (ODHS), Oregon Youth Authority (OYA), and Oregon Health Authority (OHA). This broader analysis intends to better understand the context in which HSD programs operate. This will not be a comprehensive analysis of these other programs, as the primary focus of the landscape analysis will be programs administered by HSD.

Background

The legislation from the 2025 session that informed OHCS' decision to conduct this landscape analysis includes: House Bill (HB) 3970; Senate Bill (SB) 814; and SB 690, also referred to as Momnibus. As described below, the technical adjustments of the legislation

have limited impact on current programs, and no additional funding was appropriated in the 2025-27 biennium for youth and family programs. However, these mandates and our progress toward them provide context for the landscape analysis work.

1. **HB 3970:** Modifies the list of individuals eligible for services under the Emergency Housing Account (EHA) program by expanding and clarifying the language related to youth and families. The updated description of youth and families specifies that eligibility includes individuals who are homeless or at-risk of homelessness and who are: school-aged children enrolled in, or of an age to be eligible to be enrolled in, kindergarten through grade 12; pregnant; or between birth and an age eligible to be enrolled in kindergarten. These individuals were already eligible under EHA, as the program has no age restrictions.
2. **SB 814:** Directs a slight modification to client eligibility for the Rental Assistance for Youth (RAY) program and directs OHCS to coordinate with the Oregon Youth Authority. The modification directed by SB 814 revised RAY's governing statutes to make youth who are exiting childcare centers or correctional facilities eligible without first having to experience homelessness. Specifically, eligibility was revised to include those residing in a childcare center, as defined by ORS 419A.004, as well as those exiting a correctional facility, as defined by ORS 341.522. OHCS coordinated with OYA and facilitated connections with Marion/Polk County to discuss referral pathways for impacted populations.

RAY, which was first implemented in the 2021-23 biennium as a pilot program, is available in three regions – Washington County, Marion/Polk County, and the Northwest Oregon Coast (Clatsop, Columbia, and Tillamook counties). RAY has not received additional funding since the 2021-23 biennium, and nearly all funds are expended or committed. Therefore, unless the program receives ongoing funds, OHCS does not anticipate that the SB 814 statutory changes will have a significant impact on who RAY serves. In total, the program has served 141 households with rental assistance and/or supportive services since implementation.

3. **SB 690/Momnibus:** Directs OHCS, where feasible, to prioritize households with children under 12 months of age and requires OHCS to submit a report in September 2026, and annually thereafter, related to the rate of unsheltered homelessness among children in this state. To determine this rate, OHCS will be conducting an analysis of existing data sets. This includes data from McKinney-Vento, Homeless Management Information System (HMIS), Point-in-Time (PIT) Count, Oregon Department of Education (ODE) data on childhood homelessness,

and publicly available data through the Temporary Assistance for Needy Families (TANF). An examination of existing OHCS Housing Stabilization Division programs, including shelter, rehousing, and eviction prevention, will be necessary to determine which programs may best support positive outcomes for households with young children. Prioritization will most likely occur in the 2027-29 biennium.

Policy Intent and Implementation

The intent of the project is to identify gaps, national best practices, and where HSD programs are most effectively serving unaccompanied youth and families with minor children. The landscape analysis will provide a foundation for future discussions on how HSD programs and policies may prioritize and allocate resources for unaccompanied youth and households with children. By better understanding the current landscape of how these populations are being served, OHCS will be better situated to make informed recommendations for future policy changes, funding allocations, and program improvements aimed at unaccompanied youth and families with children experiencing homelessness.

Engagement Strategies and Themes

Recognizing the critical nature of the perspectives of grantees, providers, and community members, OHCS will incorporate significant community engagement into this project. Specific engagement activities are in development, and OHCS will seek guidance and recommendations from councilmembers during our discussion. Proposed engagement includes the following:

1. **Engagement with households with lived experience:** OHCS is seeking opportunities to collaborate with partners who have existing spaces to engage with households with lived experience. We propose partnering with organizations serving youth and families who are or have experienced homelessness or housing instability, and conducting interviews and convening focus groups with those who have accessed or attempted to access HSD-funded services. This partnership may take place with a Youth Advisory Board (YAB) or with other youth-serving organizations willing to collaborate with OHCS in this way.
2. **Engagement with OHCS grantees:** OHCS will gather input from HSD grantees on the extent to which they prioritize youth and households with children within their programs, and where barriers exist to effectively serve these populations. This engagement may take the form of a written grantee survey, listening session(s), and/or 1:1 meetings with select grantees.

- 3. Engagement with other state agencies:** OHCS intends to connect with the other state agencies administering programs serving unaccompanied youth and families with children experiencing or at imminent risk of homelessness. This outreach will likely take the form of 1:1 meetings with program managers.

Equity Considerations

The intent of this project is to better understand if and how OHCS programs are serving youth and families. Research will be incorporated to illustrate the extent to which these populations are disparately impacted by homelessness in Oregon. Likewise, OHCS' analysis of program outcomes will include a disaggregation by demographic factors, which will include race and ethnicity, and may also include gender, disability status, Veteran status, income level, age, and household size. The Racial Equity Analysis Tool (REAT) will be used to inform all aspects of this project, including engagement, data analysis, research on national best practices, and the content of the final report. An essential purpose of this project is to identify the barriers that create disparities in homelessness rates for youth and households with children, and to understand how HSD funding is used and could be used more effectively to address these barriers. The learnings from this analysis will help to inform future programmatic decision-making. Doing so through an equity lens is imperative.

Housing Stability Council Involvement

Discussion: OHCS would like to use this time together to facilitate discussion and gather input from councilmembers on the proposed project.