Housing Stability Council

MEETING MATERIALS PACKET



Holly Tree Village Apartments
Beaverton, Or.

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

Council Members:
Mary Ferrell, Chair
Sami Jo Difuntorum
Erin Meechan
Javier Mena
Kristy Willard
Sharon Nickleberry Rogers
Ed McNamara
Carly Colgan
Brooke Standifer

AGENDA

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

Webinar Mtg Only
Public register in advance for this webinar

**Please note the public hearing process*

OREGON HOUSING & COMMUNITY SERVICES
HOUSING STABILITY COUNCIL

TIME	TOPIC	SWHP Priority	ACTION
9:00	**Meeting Called to Order**		Call Roll
9:05	**Review & Follow-up Action Items**		Briefing
9:10	**Report of the Chair**		Briefing
9:20	**Report of the Director**		Briefing
9:30	**Housing Stabilization Division (pg. 04)** *Liz Weber, Director of Housing Stabilization Division* • Youth and Families Policy and Program: *Emily Edwards, Prevention Policy and Planning Analyst*		Briefing
10:15	**Affordable Rental Housing Division (pg. 08)** *Natasha Detweiler-Daby, Director of Affordable Rental Housing (ARH) Division* • Public Testimony comments in accordance with ORS 456.561 o *Opening and closing time for public testimony on transactions and recommendations* • ORCA Recommendations: *Amy Cole, Assistant Director Development Resources; Roberto Franco, Deputy Director, Development Resources and Production* o Eastern Oregon Modular, o Gordly Burch House o Phoenix Commons o Torchwood South • Asset Management for HDC Contract/**HDC's RAMPS Initiative –** SB 51 (2025) presentation (no memo): *Brit Mclean, Operations and Policy Analyst; Olivia Mol, Operations and Policy Analyst*. • Monthly ORCA Update and funding strategy discussion, *Roberto Franco, Deputy Director, Development Resources and Production; Natasha Detweiler-Daby, Director ARH*		Decision Briefing

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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	Homeownership Division (pg. 32) Talia Kahn-Kravis, *Director of Homeownership Division*		
11:00	• Public Testimony comments in accordance with ORS 456.561 o *Opening and closing time for public testimony on transactions and recommendations* • LIFT Homeownership Project Approvals: *Jessica MacKinnon, Senior Homeownership Development Program Analyst*		Decision
11:30	**Meeting Adjourned**		

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

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

Statewide Housing Plan Policy Priorities

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

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DATE: November 6, 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

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Summary

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

This project was originally introduced to the Housing Stability Council (HSC) in March 2026, when OHCS staff presented and facilitated a discussion with council members on the direction of the proposed project. At that time, HSC requested that we return with a project update to share and obtain feedback on our initial learnings. To honor council's request, OHCS staff returned in July 2026 to share preliminary findings from the outcome analysis. As the project nears its conclusion, OHCS staff will return to council in October to share results from the final report.

Methodology

The analysis focused primarily on funding and outcomes of HSD programs from the 2023-25 biennium. Outcome data was primarily sourced from the Homeless Management Information

System (HMIS), the primary database mandated by the U.S. Department of Housing and Urban Development (HUD) for tracking outcomes from homeless service programs. However, for select programs that manage outcome reporting through mechanisms outside of HMIS, their data was analyzed separately and incorporated into the analysis to the greatest extent possible. Funding data was sourced from OPUS, OHCS' financial system for monitoring grant expenditures. In addition, HSD conducted a literature review to incorporate learnings from external research and identify national best practices.

Recognizing the unique experiences based on age group and the presence of children, quantitative data was disaggregated, based on the following population groups:

- Population 1 – unaccompanied youth between the age of 18 to 25
- Population 2 – unaccompanied youth under the age of 18
- Population 3 – households with minor children under the age of 18 (with parents over the age of 25)
- Population 4 – youth under the age of 25 with minor children under the age of 18
  Due to data entry constraints, this population was broken into two subpopulations within the analysis:
    - 4a head of household less than 25 with other youth
    - 4b head of household less than 18 with other youth

The analysis also included disaggregation of demographic data by race/ethnicity and gender (including LGBTQIA2S+).

Engagement Strategies

Qualitative data is a critical component of this project and its findings. Much of this qualitative data collection took the form of engagement with households with lived experience of homelessness and housing instability, grantees, and key state agencies that serve youth and families.

1. **Engagement with OHCS grantees:** OHCS held a convening in March with providers of the Youth Emergency Housing Assistance (YEHA) program. The meeting focused on the effectiveness of YEHA. Grantees identified current successes and barriers in serving youth and families experiencing homelessness, and informed OHCS policy, program, and budget planning in advance of the 2027-29 Agency Request Budget (ARB) process.
2. **Engagement with other state agencies:** OHCS met with the Oregon Department of Early Learning and Care (DELC), Oregon Department of Education (ODE), Oregon Department

of Human Services (ODHS), Oregon Health Authority (OHA), and Oregon Youth Authority (OYA). OHCS gathered information on program availability for unaccompanied youth and households with children experiencing or at risk of homelessness, and key learnings that have come from the administration of these programs. The agencies also discussed ways to improve collaboration and cross-sector coordination.

3. **Engagement with households with lived experience:** OHCS partnered with The Peer Company to facilitate focus group discussions with youth between the ages of 18 and 25, and households with minor children. The primary goal of the focus group discussions was to learn from participants what types of assistance they have found most helpful and what were the biggest challenges or barriers they have faced, with a specific focus on the experiences unique to being a young person or parenting. The focus groups included an optional survey, which asked several additional Likert scale questions about participants' experiences within housing services, as well as key demographic data. All individuals who participated in the focus groups were compensated for their time and expertise.

Report Overview

As will be shared with council at the October meeting, the report opens with a brief overview of the scope of need in Oregon. According to data reported by ODE, 21,122 K-12 students (or 3.9% of the student population) were experiencing homelessness in the 2024-25 school year. Likewise, the number of infants and toddlers experiencing homelessness in Oregon has also been rising. The experience of homelessness for youth and families can have profound lifelong impacts, highlighting the critical need for effective program design and implementation across housing stabilization programs.

The report then highlights key findings identified from the analysis of how HSD programs are serving unaccompanied youth and families, specifically where these populations are being represented within HSD programs. For example, the HMIS outcomes analysis identified that, on average, unaccompanied youth and households with children represented 33% of all households served by programs. External literature is used to support findings, including the feature of several case studies such as ODHS' Direct Cash Transfer Plus program; school year eviction protections in Seattle and Tacoma, Washington; and California's Homeless Housing, Assistance, and Prevention program. While specific recommendations are beyond the scope of the report, the report closes with key policy considerations that will guide further inquiry and planning by HSD as the division seeks to serve youth and families more effectively across

homelessness and stabilization programs. Key considerations include what definitions of homelessness are used to define eligibility for programs, the importance of an array of service offerings to meet the unique needs of youth and families, and opportunities to remove barriers, such as increasing access to vital documentation for unaccompanied youth.

Looking Ahead

OHCS expects this report to inform recommendations for future policy changes, funding allocations, and program improvements to serve unaccompanied youth and families with children experiencing or at-risk of homelessness effectively. The final report will be shared with council members in October.

Housing Stability Council Involvement

Briefing: OHCS would like to use the time with council to share key findings from the analysis and provide an overview of what to expect in the final report. No decision is being sought.

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Date: November 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: November 2026 ORCA Development Funding Recommendations

Motion to approve the following project funding recommendations:

- **Approve the funding reservation recommendation for Eastern Oregon Modular in Baker City and Ontario, up to $6,683,839 in LIFT funds to Northwest Equity Group, LLC, in alignment with the ORCA framework and process.**

- **Approve the funding reservation recommendation for Gordly Burch House in Portland, up to $4,000,000 in Permanent Supportive Housing (PSH) Capital funds and $1,0002,100 in 9% LIHTC funds to Self Enhancement, Inc., in alignment with the ORCA framework and process.**

- **Approve the funding reservation recommendation for Phoenix Commons in Phoenix, up to $8,025,000 in LIFT funds to AGE+ and Phoenix Commons, LLC, in alignment with the ORCA framework and process.**

- **Approve the funding reservation recommendation for Torchwood South in Tigard, up to $4,000,000 in PSH Capital funds and $2,000,000 in 9% LIHTC to Community Partners in Affordable Housing, in alignment with the ORCA framework and process.**

Summary

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

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

Applications
In all, there are 58 project applications active 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 132 new units to the state affordable housing stock.

Development	Location	Number of affordable units
Eastern Oregon Modular	Baker City/ Ontario	24
Gordly Burch House	Portland	22
Phoenix Commons	Phoenix	38
Torchwood South	Tigard	48
	Total	**132**

The projects recommended for funding this month have demonstrated a priority for serving community needs, including intentional strategies to build housing that is responsive to the needs of historically underserved cultural communities, people living with disabilities, older adults, families, and people experiencing chronic homelessness.

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

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- Location preferences
- Minority-owned, Woman-owned, and Emerging Small Businesses (MWESB) strategy
- Permanent Supportive Housing (PSH) standards
- Permit strategy
- Prequalification
- Resident services
- Site control
- Zoning in place

Next steps

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

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Housing Stability Council Project Summary
Impact Assessment Application Step

SUMMARY			
Project Name:	Eastern Oregon Modular Development		
City:	Baker City/Ontario	County:	Baker/Malheur
State House District:	60	State Senate District:	30
Sponsor Name:	Northwest Equity Group, LLC		
Geographic Set Aside:	Baker City: Rural Ontario: Suburban/small city	Total Units:	24
		Total Affordable Units:	24
# Rent Assisted Units:	0	Units by Size & Affordability:	24 1-BR at 60% AMI
# of Units with OHCS PSH Services Funding:	0	Manager's unit/size	N/A
Total Cost Per Unit:	$290,343	Construction Type:	Modular New Construction
Cost Per Square Foot:	$382	Total Square Footage:	14,784
Affordability Term:	30 years	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
Total OHCS Request:	$6,683,839 in LIFT	Land cost: Soft costs Hard costs Total project costs	$ 187,500 $1,325,499 $5,642,740 $6,968,239

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 $6,683,839 in LIFT resources for this project, with the expectation that the project retains the characteristics submitted in the Impact Assessment without substantial changes. This project was selected for funding through the Factory Produced Housing cohort application process; the project will follow ORCA processes to finalize LIFT funding investment.

PROJECT DETAILS	
Project Description:	This project represents Northwest Equity Group's third affordable rental housing development and will create 24 one-bedroom rental homes across two rural Eastern Oregon communities, sixteen units in Baker City and 8 units in Ontario, where persistent shortages of affordable housing continue to impact workforce households. Both sites are located near schools, employment centers, and essential community services, maximizing accessibility and long-term community benefit. Northwest Equity Group (NWEG) and GCT Land Management Inc. are integrating workforce development into the project through partnerships with local Career and Technical Education (CTE) programs. These partnerships will provide students with hands-on learning opportunities across multiple construction trades, helping develop a skilled local workforce while supporting the long-term capacity to build housing in rural Eastern Oregon. NWEG and GCT Land Management manufacture the structural components for the project's 600-square-foot, one-bedroom cottages at its production facility in La Grande, Oregon. This is the same production hub that supplied GCT's three previously completed cottage village developments in Eastern Oregon. The development utilizes a cottage cluster model that is particularly well suited to smaller rural communities, where large multifamily developments can be difficult to finance, construct, and successfully absorb into the local housing market.
Anticipated closing date:	3/15/2027
Focus Population(s):	Older adults, and essential workers
ERJ Strategy:	The properties will be managed in a manner that supports cultural inclusion. Property management will provide reasonable language assistance and translated information when needed, connect residents with culturally responsive community organizations, and seek tenant feedback regarding the use of shared spaces and desired resident activities. Partnerships with organizations serving Hispanic and Latino households, Native American residents, older adults,

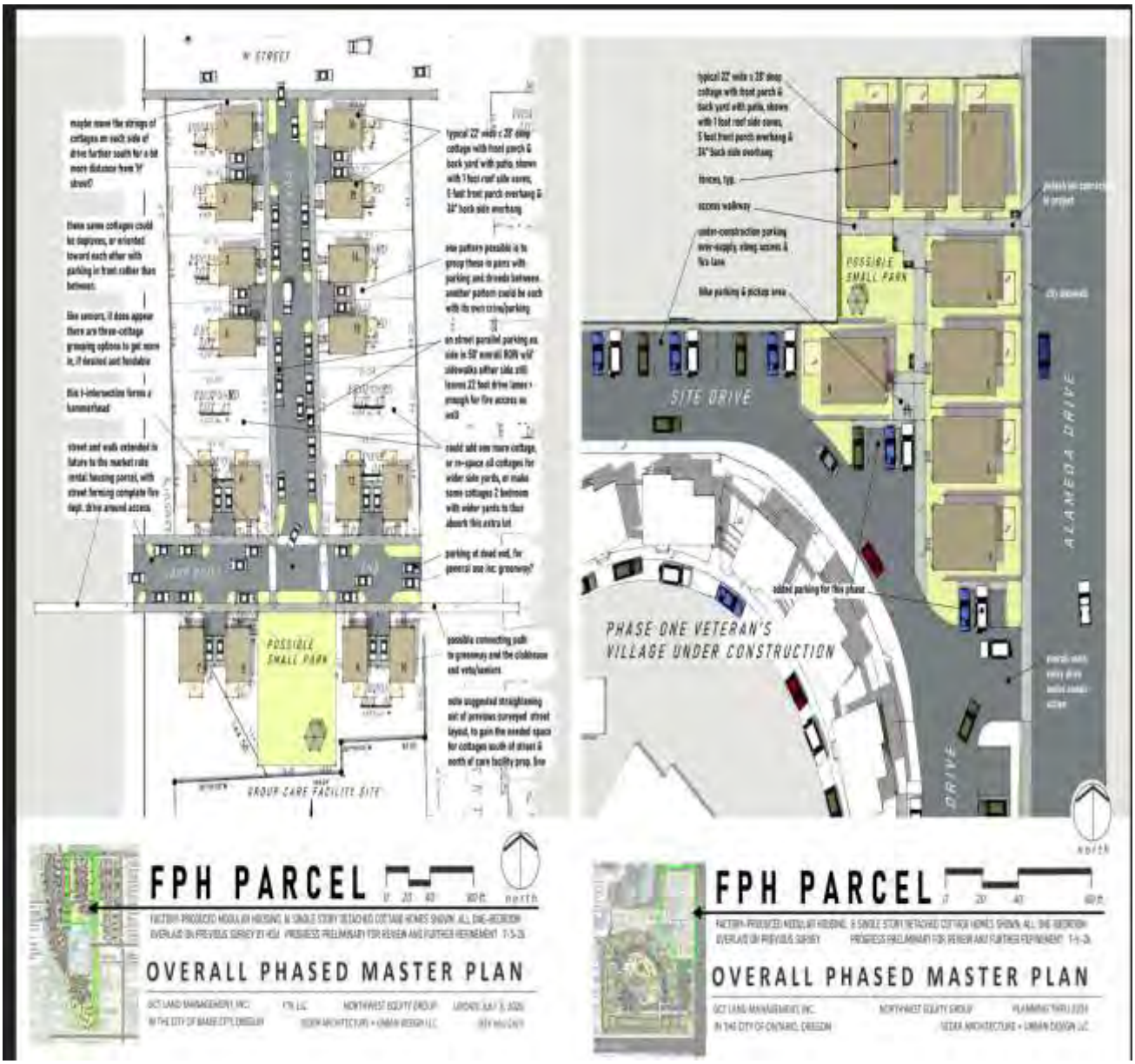
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	and low-income workers will help ensure that the physical design and resident programming remain responsive to the people living at each property. Interpretation and translation services will be available through the property management team and Community Connection of Northeast Oregon. Property management staff will have access to bilingual personnel and verbal interpretation services to assist prospective and current residents All written materials, including leases, notices, and resident communications, will be translated into other languages upon request to ensure meaningful access for people with limited English proficiency. The Confederated Tribes of the Umatilla Indian Reservation will be a resource for any native languages. NWEG will also work closely with Community Connection of Northeast Oregon (CCNO) to translate materials. The team plans to pursue a partnership with the Confederated Tribes of the Umatilla Indian Reservation (CTUIR) to expand racial equity outreach efforts for Native individuals, tribal members, and Native-owned businesses. Additionally, the project will: • Provide high-quality affordable housing with transparent and equitable leasing practices. • Partner with culturally specific and community-based organizations to conduct outreach and connect residents with services. • Offer language access through translated materials and interpretation services for residents with limited English proficiency. • Connect residents to housing stabilization resources, employment services, financial capability programs, healthcare, childcare, and other community supports. • Train property management and resident services staff in cultural humility, implicit bias awareness, trauma-informed practices, and fair housing requirements. • Continuously evaluate resident feedback to ensure services remain responsive to the needs of the communities served. These strategies are intended to reduce barriers to obtaining and maintaining stable housing while promoting long-term housing stability and resident well-being.
Resident Services:	The project will prioritize equitable access for households that have experienced systemic barriers to safe, affordable, and stable housing including historically underserved Black, Indigenous, and People of Color (BIPOC) communities. The project's primary service partners are Northeast Oregon Network (NEON) and Harvest Share and the project has signed MOUs with both entities.

	NEON provides housing stability services, case management, transportation assistance, senior and disability services, benefits navigation, and connections to community resources. Their longstanding presence in rural Eastern Oregon enables them to effectively assist residents in maintaining stable housing and accessing supportive services. Harvest Share will assist residents experiencing food insecurity by coordinating access to food distribution programs and nutrition resources, helping ensure residents have reliable access to healthy food while reducing household financial burdens. Additional partnerships with local workforce development organizations, educational institutions, healthcare providers, and community-based organizations will provide residents with employment assistance, financial education, healthcare referrals, educational opportunities, and other services that support economic mobility and self-sufficiency. The project team has prior experience collaborating with these organizations through affordable housing and community development initiatives throughout rural Eastern Oregon.
Location Preferences:	As this is a scattered site development, both sites are located near community amenities that will serve the residents. The Baker City Sports Complex is roughly 0.05 miles to the west, Geyser Pollman Park is within 0.8 miles, and the Leo Adler Trail is adjacent to the development to the west. At the Ontario site, the Alameda Fields and Alameda Gym are approximately 0.5 miles away. Lions Park and Ontario Recreation District is approximately 1 mile away. In the Baker City location, Albertson's is located within 1 mile of the proposed development, and Grocery Outlet is located 1.9 miles of the proposed development. Ontario's location has an Albertson's is .3 miles away from the Alameda Development Community partners will offer pickup/drop off at the proposed site and add it to their current route. Ontario has a commuter bus that is .3 miles away from the development and has a fixed route. The Baker Early Learning Center is located roughly 1.1 miles from the proposed development. Malheur County Child Development Center (head start) is located .7 miles from the proposed Ontario development.

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Eastern Oregon Modular Development



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Housing Stability Council Project Summary
Impact Assessment Application Step

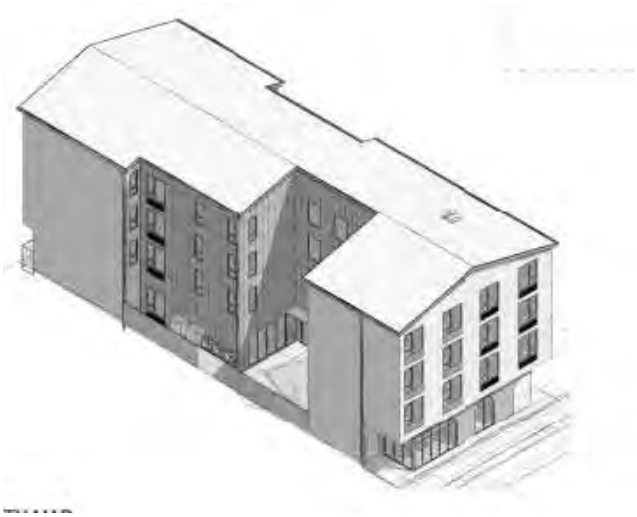
SUMMARY			
Project Name:	Gordly Burch House		
City:	Portland	County:	Multnomah
State House District:	43	State Senate District:	22
Sponsor Name:	Self Enhancement, Inc.		
Geographic Set Aside:	Urban	Total Units:	22
		Total Affordable Units:	22
# Rent Assisted Units:	8 PSH units	Units by Size & Affordability:	8 0-BR at 60% AMI 5 1-BR at 60% AMI 6 2-BR at 60% AMI 3 3-BR at 60% AMI
# of Units with OHCS PSH Services Funding:	8	Manager's unit/size	N/A
Cost Per Unit:	$571,164	Construction Type:	New Construction
Cost Per Square Foot:	$593	Total Square Foot:	14,309
Affordability Term:	60 years	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
Total OHCS Request:	$4,000,000 in PSH Capital $1,002,100 in 9% LIHTC	Land costs Hard costs: Soft costs: Total project cost:	$ 103,211 $ 8,489,954 $ 3,972,433 $12,565,598

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 $1,002,100 in 9% LIHTC, and $4,000,000 in PSH Development resources for this project, with the expectation that the project retains the characteristics submitted in the Impact Assessment without substantial changes.

PROJECT DETAILS	
Project Description:	The Gordly Burch House will be 22 newly constructed units in North Portland, a historically Black neighborhood, being developed by Self Enhancement, Inc. (SEI). The development will transform the historic site of the childhood home of Senator Avel Louise Gordly into affordable housing that will include a community room, resident services and support spaces, offices, and laundry facilities. It will serve households under 60% AMI including, 8 Permanent Supportive Housing units. Site improvements will include landscaped outdoor gathering areas, bicycle parking, and pedestrian-oriented amenities.
Anticipated closing date:	August 2027
Focus Population(s):	Households experiencing chronic homelessness, vulnerable populations
ERJ Strategy:	SEI is a culturally specific organization with 61% of staff and 73% of board members self-identifying as Black or African American. SEI is actively implementing a DEI Agreement that outlines clear, actionable steps to advance racial equity. This includes developing targeted communication strategies to reach racially and culturally diverse communities and building both informal and formal partnerships with organizations that serve or are led by communities of color. SEI is committed to sharing resources with partners and engaging community members in decision-making through listening sessions, advisory groups, and other inclusive forums. Internally, SEI continues to work to diversify staff and leadership through equitable hiring, retention, and professional development strategies and the integration of DEI goals into staff work plans and evaluations to ensure accountability.
Resident Services:	The Gordly Burch House will leverage SEI's integrated service model to provide culturally responsive services that support Black households, vulnerable populations, and other communities of color. As the owner and sponsor, SEI will coordinate services across multiple internal programs to ensure residents receive comprehensive support. The resident services team will include a 0.75 FTE on-site case manager dedicated to supporting the PSH units reserved for chronically homeless and vulnerable populations. A .25 FTE Resident Services Coordinator will be providing consistent support and coordination. SEI's Services team will provide trauma-informed advocacy, safety planning, case management, and support services for households participating in the Permanent Supportive Housing program. SEI's Center for Family Participation (CFP) will provide family stabilization services, emergency financial assistance, rent assistance, resource navigation, and

	connections to community-based supports. SEI's Resident Services team will provide ongoing housing stabilization services, resident engagement programming, referrals, and individualized support to help residents maintain housing stability and achieve their goals.
Location Preferences:	The Gordly Burch House site has a walk score of 92 and a bike score of 94. The property is located within .5 miles of several public parks and open spaces, including Dawson Park and DeNorval Unthank Park. It is .5 miles from multiple grocery stores, markets, and fresh food options. TriMet bus service within walking distance, and the development is less than .5 miles from high-capacity transit options. There are multiple pre-K options within walking distance, and Boise-Elliot Elementary is .6 miles from the site.

Gordly Burch House



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Housing Stability Council Project Summary
Impact Assessment Application Step

SUMMARY			
Project Name:	Phoenix Commons		
City:	Phoenix	County:	Jackson
State House District:	5	State Senate District:	10
Sponsor Name:	AGE+US, Phoenix Commons LLC		
Geographic Set Aside:	Non-metro urban	Total Units:	38
		Total Affordable Units:	38
# Rent Assisted Units:	0	Units by Size & Affordability:	11 1-BR at 50% AMI 27 1-BR at 60% AMI
# of Units with OHCS PSH Services Funding:	0	Manager's unit/size	N/A
Total Cost Per Unit:	$221,184	Construction Type:	New Construction (factory produced housing)
Construction Cost Per Square Foot:	$285	Total Square Footage:	21,716
Affordability Term:	30 years	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
Total OHCS Request:	$8,025,000 LIFT	Land Costs: Soft costs Hard costs Total project cost:	$1,050,000 $1,168,941 $6,186,059 $8,405,000

This project is currently in the Impact Assessment step, and there may be changes as it progresses through the ORCA process. We recommend to Housing Stability Council the reservation of an up to amount of $8,025,000 in LIFT resources for this project, with the expectation that the project retains the characteristics submitted in the Impact Assessment without substantial changes. This project was selected for funding through the Factory Produced Housing cohort application process; the project will follow ORCA processes to finalize LIFT funding investment.

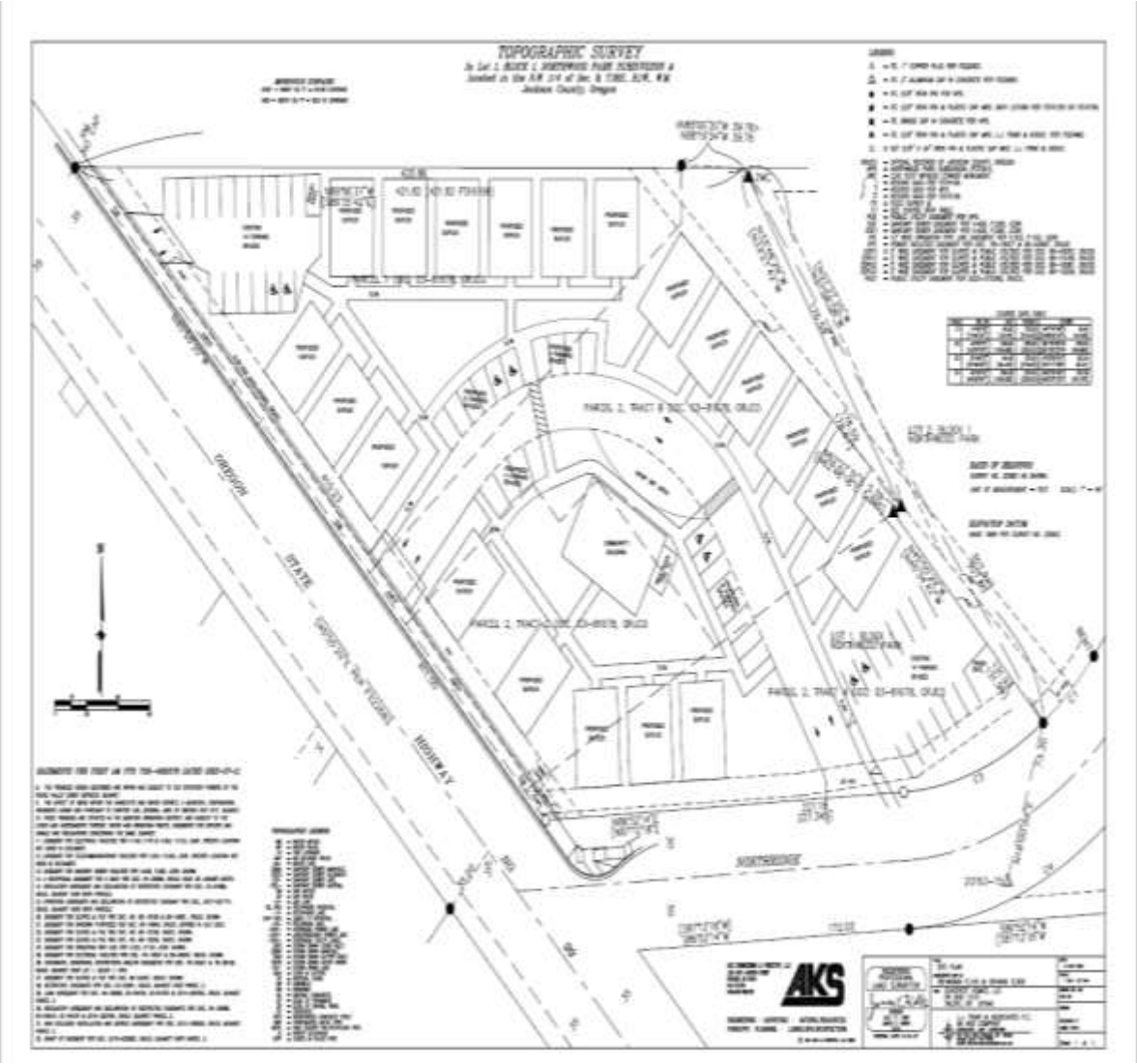
PROJECT DETAILS	
Project Description:	Phoenix Commons is a planned 38-unit affordable housing community for older adults and people with disabilities in Phoenix, Oregon. The site was previously an assisted living and independent living community destroyed in the 2020 Almeda Fire, this project restores housing to a property with a long-standing connection to older residents. The majority of units will serve adults age 55 and older with incomes at or below 60% AMI. Eleven units will be reserved for households with disabilities and/or older adults earning at or below 50% of AMI, consistent with an existing Oregon Housing and Community Services affordability covenant attached to the land through prior Elderly and Disabled bond financing. Phoenix Commons will include 19 duplex buildings with 38 one-bedroom, one-bath homes. Units will incorporate accessible and adaptable features, including step-free entries, wider doors and hallways, accessible kitchens and bathrooms, and roll-in showers. A community building will provide space for gatherings, classes, services, and intergenerational activities. AGE+ is partnering with the City of Phoenix, Suncrest Homes, Blazer Modular, service providers, and community organizations. The vision is to create a resilient, trauma-informed, service-connected community where older adults can live safely with dignity, stability, meaningful connection, and opportunity. Phoenix Commons is the fourth modular housing development overall for AGE+, the third project with Blazer Modular, and the second project with Suncrest Homes.
Anticipated closing date:	March 2027
Focus Population(s):	Older adults and older adults with disabilities
ERJ Strategy:	Phoenix Commons will provide key lease-up and tenant-facing materials in both English and Spanish, including marketing materials, applications, notices, and other documents necessary to meaningfully access housing. AGE+ will also refer to interpretation or translation assistance for other languages when needed by applicants or residents. AGE+ will prioritize selection of a property management company based on bilingual competencies. AGE+ will also supplement property management capacity through bilingual staff who can provide interpretation by phone, email, and in person, including during application assistance, resident meetings, and other tenant interactions.

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	AGE+ will also continue leveraging existing relationships with culturally specific community organizations to provide additional interpretation and language support when needed. This layered approach is intended to ensure that Spanish-speaking residents have meaningful access to property management communication and services throughout the life of the project.
Resident Services:	The project will utilize on-site resident services staff. Resident services will be delivered through AGE+'s Circle of Care program by a full-time Community Liaison who will serve this property and two additional AGE+ affordable housing communities. The Community Liaison is responsible for resident engagement, volunteer coordination, community-building activities, transportation coordination, resource navigation, and connections to community-based services that support aging in place and housing stability. AGE+ will provide the following services: • Culturally responsive benefits navigation and resource referral services • Family-centered aging and caregiving support recognizes the important role of extended family and trusted support networks in decision-making. • Culturally grounded health and wellness programming delivered in partnership with trusted community-based providers. • Resident-led cultural celebrations, community meals, storytelling events, and social gatherings that reflect the cultures and traditions of participating residents. • Intergenerational programming that connects older adults with youth and family through technology assistance and community activities. • Digital navigation assistance. • Resident leadership opportunities and resident advisory roles AGE+'s program is designed to promote housing retention by identifying needs early and connecting residents to benefits, transportation, healthcare, and community resources before challenges escalate.
Location Preferences:	The project is located adjacent to the Bear Creek Greenway, providing residents with direct access to a regional pedestrian and bicycle corridor that supports walking, outdoor activity, and connection to the broader community. Within a half mile, residents also have access to Blue Heron Park, Phoenix's largest community park, which offers open space, picnic areas, gardens, an amphitheater, restrooms, and connections to the Greenway. There are multiple full-service grocery stores located within 3 miles of the project site. The property has a walk score of 63 out of 100.

	The project site is located directly on a Rogue Valley Transit District bus line.

Phoenix Commons



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Housing Stability Council Project Summary
Impact Assessment Application Step

SUMMARY			
Project Name:	Torchwood South		
City:	Tigard	County:	Washington
State House District:	25	State Senate District:	13
Sponsor Name:	Community Partners for Affordable Housing		
Geographic Set Aside:	Metro	Total Units:	48
		Total Affordable Units:	48
# Rent Assisted Units:	12	Units by Size & Affordability:	9 Studios at 50% AMI 12 1-BR at 30% AMI 23 1-BR at 50% AMI 4 2-BR at 50% AMI
# of Units with OHCS PSH Services Funding:	12	Manager's unit/size:	N/A
Total Cost Per Unit:	$592,149	Construction Type:	New Construction
Construction Cost per Square Foot:	$394	Total Square Footage:	43,233
Affordability Term:	60 years	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
Total OHCS Request:	$4,000,000 PSH Capital $2,000,000 9% LIHTC	Land Cost: Hard Costs: Soft Costs: Total Project Cost:	$ 1,850,000 $17,054,069 $ 9,519,078 $28,423,147

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 $4,000,000 in PSH Development resources, and a reservation of an up to amount of $2,000,000 of 9% Low Income Housing Tax Credits (LIHTC) 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:	Torchwood South is a proposed new construction project that will serve people living with disabilities, very low-income older adults, and older adults exiting homelessness. Twelve units will be designated as Permanent Supportive Housing. The project will be a single 4-story building supporting 9 studio, 35 one-bedroom, and 4 two-bedroom apartments. Resident amenities include a community room with a kitchen, on-site residential services and property management offices, shared laundry on each floor, bike storage, and outdoor resident plaza. Accessibility features include keyless building entry systems, door-assist technology throughout common areas, and circulation spaces designed to accommodate residents using mobility devices. Additional design elements support ease of navigation and independence, including distinct color palettes on each floor to aid wayfinding and an increased number of roll-in and step-in showers in place of traditional tub/shower combinations. Trauma-informed design principles are integrated through low-contrast color schemes, clear sightlines, secure access controls that foster a sense of safety, and a thoughtful balance of communal and private spaces throughout the property.
Anticipated closing date:	December 2027
Focus Population(s):	Older adults, chronically homeless, people living with disabilities
ERJ Strategy:	CPAH intends to partner with the Immigrant & Refugee Community Organization (IRCO) to translate application and advertising materials into the languages spoken by tenants and prospective tenants. All advertising and lease-up materials will be professionally translated to ensure the meaning is clear to tenants. CPAH has not yet engaged a property management agent for this property, but they intend to prioritize contracting with a property management company that shares their values.

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	CPAH has integrated its equity approach into its strategic framework and has taken steps to ensure these goals are trackable and quantifiable. This includes tracking tenant outcomes through integrated tracking software.
Resident Services:	CPAH will hire a full-time resident services coordinator to implement their culturally responsive resident services program which includes housing stabilization and retention services, community-building activities, and connections to external resources. These services may include assistance accessing rent and utility assistance programs, resolving lease-related concerns, accompanying residents to meetings with property management or court proceedings, and connecting residents to resources that address housekeeping, behavioral health, physical health, food security, education, and employment needs. Supportive services for the 12 PSH units will be provided by New Narrative. The PSH Services team will provide intensive, individualized and long-term case management services to PSH households including comprehensive needs assessments, individualized service planning, coordination of behavioral and physical health care, crisis response and ongoing case management.
Location Preferences:	Torchwood South is located next to Pacific Highway which is one of the main commercial thoroughfares for the area and supports several businesses and community resources. The site is located just north of the “Tigard Triangle” an area that the City of Tigard has identified as a redevelopment priority and supports several large commercial establishments such as Costco, Winco, and Walmart The site will be CPAH’s second affordable housing development at this location. The site makes nearby community resources easily accessible. The project site is located directly behind a large grocery store, Hong Phat, (220 ft) and walking distance to Fred Meyer (0.5 miles) which will afford residents access to food and household supplies within walking distance to their apartments. The site is located on the Southwest Transit Corridor and includes the high-frequency #12 TriMet bus to the Tigard Transit Center which offers connections to several other bus lines as well as the WES light rail. The site has a walk score of 69 and a bike score of 72.

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Torchwood South



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DATE: November 6, 2026

TO: Housing Stability Council
Andrea Bell, Executive Director

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

SUBJECT: Oregon Centralized Application (ORCA) November 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 waitlist update: Following the adoption of the policy to require that projects over 45 units leverage LIHTC, impacted projects were given 90 days to finalize financing structure updates or they would be removed. All projects on the waitlist are now compliant with this policy; overall subsidy requests decreased by ~27% with the addition of tax credit equity to the project financing stack. With this policy update incorporated, the ORCA has combined all waitlist projects into one list instead of managing tax credit leveraged projects separately.

- QAP engagement: The division published a red line of proposed QAP changes for 2027-28 in late September. OHCS is reviewing the public comment feedback and aims to bring a final update to Housing Stability Council at the December meeting.

- 2026 Legislative Investments: project selections are underway for the 2026 Legislative investment of $75 million in LIFT resources for the development of new affordable rental housing.

  The $75 million in LIFT resources will be used to fund eligible projects selected from the overall ORCA waitlist following the July 2026 ORCA policy update to require that projects over 45 units leverage LIHTC. With this change in place, all projects have been combined on one published waitlist, no longer requiring two different waitlists in order to allow for tax

credit leverage to be prioritized. In addition to reducing the overall reliance on gap subsidy, the implementation of this policy and transition to one waitlist is intended to simplify the complexity of resource allocations as well as increase clarity for stakeholders.

Resource Allocation:
General Development LIFT resources are allocated in the following way:

- 20% CSO
- 80% Regions:
    - Rural: 14%
    - Suburban / small cities: 16%
    - Urban: 29%
    - Metro: 41%

After resources are allocated accordingly, the top project(s) will be selected within each set-aside group until or unless resources are insufficient. At that point OHCS will pool the remaining funds, and select the top project in any set-aside group that had not had sufficient funds in the initial allocation. Once all intended set-asides have a selected project, resources will be provided to the remaining overall waitlist projects in order.

Metro Waitlist Discussion:
As Council is aware, affordable housing development and operations continue to face significant challenges. Development, financing, and operating costs have increased substantially, at the same time as many low income families are finding it increasingly difficult to afford rents even at restricted affordable levels. These dynamics create pressure across the housing system: households struggle to afford rents, while property owners struggle to generate sufficient revenue to support ongoing operations. As a result, despite the continued need for affordable housing, parts of the portfolio are experiencing vacancies associated with market competition and the reality that, for many income-eligible households, 60% AMI rents are no longer affordable.

As we evaluate projects on the ORCA waitlist, one notable characteristic is the concentration of studio and efficiency units within the Metro Region. Among the top ten Metro new construction applications, all but one include studio or efficiency units, and most are targeted at 60% AMI. This is not the case in any other region or set-aside.

While this development pattern may reflect a legitimate market need in Portland, where higher-density housing is more common, it also aligns with several risk factors we are

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currently observing. Portland continues to experience higher vacancy rates than many other areas of the state, and several recently completed Metro developments have faced lease-up and stabilization challenges. In some cases, projects have reduced rents below original underwriting assumptions in order to achieve occupancy and maintain progress toward permanent financing. In other instances, they may be accruing funding gaps when still carrying construction costs because stabilization and conversion is taking longer.

At the upcoming Housing Stability Council meeting, we would like to discuss strategies to strengthen market responsiveness in project selection. Given the concentration of Portland-based studio projects at 60% AMI and the stabilization challenges emerging within the current pipeline, additional market analysis and scrutiny may be warranted before reservation decisions are made. We expect development teams to advance projects that respond to demonstrated community need, and we are interested in Council feedback on whether Metro projects selected for funding should be required to provide market study evidence demonstrating long-term viability prior to receiving a Housing Stability Council funding recommendation.

ORCA pipeline as of 10-26-2026:

	Intake	Impact Assessment	Resource Waitlist	Financial Eligibility	Commitment	Total
# Projects	64	56	56	16	8	200
# Units	4,507	4,165	4,149	924	814	14,559
$ Requested	$ 805,761,593	$775,271,846	$ 821,666,859	$175,553,083	$136,902,307	$ 2,715,155,688

*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

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There are 53 projects that are actively working on their Impact Assessment applications. OHCS is actively reviewing 6 projects that have submitted their application.

Step: Resource Waitlist

There are a total of 56 projects currently awaiting resources.

OHCS refreshed its currently available resources document and its set-aside strategy. 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*: QAP engagement with public comment process open with a focus on draft recommendation to prioritize preservation in the 2027 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. Resource allocation included above.
- *PSH*: This resource has been fully subscribed with the reservations moving forward for 9% LIHTC pipeline. OHCS has determined to not offer the Supportive Housing Institute in 2027. This decision is based on the substantial pipeline of PSH projects, awaiting legislative investments, developed through this work with the Corporation for Supportive Housing through the Oregon Supportive Housing Institute, as shared with Housing Stability Council in the PSH Report.
- *Older Adults Housing Program*: This resource has been fully subscribed.
- *GHAP Veterans*: This resource has been fully subscribed.
- *GHAP Capacity Building*: This resource has been 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. $25 million in Article XI-Q bond funds was allocated through an anticipated spring 2027 bond sale. Strategies for the rental housing portion of those preservation funds along with the QAP at the end of 2026.
- *Stabilization*: PSI reporting will be provided quarterly.

Step: Financial Eligibility

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Once projects are approved by HSC, they are given up to six months to proceed through the Financial Eligibility step. There are 16 projects currently in this step.

Step: Commitment

There are 8 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: November 6, 2026

TO: Housing Stability Council
Andrea Bell, Executive Director

FROM: Jessica MacKinnon, Senior Homeownership Development Program Analyst
Talia Kahn-Kravis, Director of Homeownership

SUBJECT: NOFA #2026-2027 HOD Recommendations

Motion: Approve one project for NOFA #2026-2027 HOD for $4,180,000 in LIFT Homeownership funds (Article XI-Q Bonds) and one project for $2,593,298 in Preservation of Manufactured Dwelling Program funds (Lottery-Backed Bonds) and up to $1,959,209 in Oregon Affordable Housing Tax Credits.

Summary: The Homeownership Division recommends funding two new projects that will add 20 affordable homeownership units in Milwaukie and preserve 35 affordable manufactured homes in Sheridan. Shortstack Hillside was selected through the competitive Factory Produced Housing set-aside and completed all due diligence tasks through the LIFT NOFA process. River Run Senior Cooperative will use the last lottery bonds available to the program. Both demonstrate readiness, strong community impact, and alignment with program priorities.

Project	Awardee	Set-Aside Eligibility	Units	Recommended Award
Shortstack Hillside	DevNW	Factory Produced	20	$4,180,000 LIFT
River Run Senior Cooperative	River Run Senior Cooperative	N/A	35	$2,593,298 PMDP $1,959,209 OAHTC
		Total	**55**	**$4,180,000 LIFT** **$2,593,298 PMDP** **$1,959,209 OAHTC**

Background

The LIFT Homeownership Program provides Article XI-Q bond resources to support new affordable homeownership opportunities for low-income households. Projects must utilize a shared-equity model such as a community land trust, leasehold condominium, co-op, or limited equity co-op. Funding is awarded per unit, based on the number of bedrooms in each home.

This biennium, the legislature allocated $100 million to LIFT Homeownership, which was released in three stages. The first $37.5 million was made immediately available for 2026 projects, $25 million was initially set aside for factory-produced housing and released after projects were selected, and $37.5 million was released on September 21 for 2027 projects. All offerings were oversubscribed, with demand significantly exceeding available funding.

The Preservation of Manufactured Dwelling Program (PMDP) prevents manufactured dwelling park closures or displacement of residents by enabling the acquisition of parks at risk of being sold or redeveloped. PMDP resources may be used by eligible entities (eligible manufactured dwelling park owners, resident groups, and qualified nonprofit organizations) to acquire manufactured dwelling parks and, when justified, to make critical infrastructure improvements or other rehabilitation investments that support long-term affordability and livability. Parks preserved by PMDP must agree to a minimum 60-year Affordability Period during which at least 60 percent of park spaces are occupied by residents with incomes at or below 80 percent of AMI.

This program was transitioned to the Homeownership division at the beginning of 2026 and included in the NOFA offering with its own application process. Through SB 5531 (2025), OHCS received $2.5 million in Lottery bonds designated for PMDP. An additional $13.75 million in HUD's PRICE Act funding supports PMDP activities, as well as $5M in HOLD funds available in Spring 2027. These funds are available on a first-come, first-served basis through the NOFA.

OHCS has released a NOFA for LIFT Homeownership annually since 2018. To date $175.5 M in LIFT funds have supported the construction of 84 projects that will result in 1,335 homes affordable to Oregonians with an income of 80% area median income (AMI) or below. So far, 455 homes have been built and sold. This is the first PMDP project supported since the program was moved to the Homeownership division.

NOFA #2026-2027 HOD

The following table represents the current LIFT NOFA pipeline:

Application Stage	Projects	Units	LIFT Request
Closed on LIFT loan*	3	102	$16,715,678
Funding reserved	3	36	$7,210,000
Recommended this month	1	20	$4,180,000
Completing due diligence	8	140	$24,586,000
Applied and being considered	24	440	$77,682,975
Submitted intake but did not apply	8	143	$25,138,400
Total	**47**	**881**	**$155,513,053**

OHCS released the final portion of LIFT funding on September 21, 2026, which will bring almost $42 million in new projects into the Due Diligence category. OHCS anticipates that the selections for these recommendations will be made after publication of this memo but before the following Housing Stability Council meeting. The table above will be further updated at presentation of the request.

OHCS is reviewing two additional manufactured home park projects for PRICE funding with requests totaling over $14M.

The following attachments include details for each recommended project, with brief descriptions below:

- Shortstack Hillside integrates family-sized designs, shared open space, and strong connectivity to neighborhood amenities while also advancing an innovative construction model that shortens timelines and reduces costs. This is the first project funded through the Factory-Produced Housing set-aside coming before council.
- River Run Senior Cooperative, in partnership with CASA of Oregon, will preserve a senior park targeted to those aged 55 and older through the acquisition and conversion of the park into a resident-owned cooperative. The conversion will include capital improvements to major infrastructure systems, ensuring the cooperative will be well-positioned for long-term stability and stewardship.

OHCS recommends the approval of these projects, allowing them to move forward into loan/grant closing.

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Housing Stability Council Project Summary – Homeownership Development

SUMMARY			
Project Name:	Shortstack Hillside		
City:	Milwaukie	County:	Clackamas
State House District:	41	State Senate District:	10
Sponsor Name:	DevNW and Shortstack Developer LLC		
Special Designation:	Factory Produced	Total Units:	20
		Total Affordable Units:	20
AMI Breakdown:	20 at 80% AMI	Bed/Bath and Sales Price:	2 bed/1.5 bath - $260,000 4 bed/2 bath - $320,000
Cost Per Unit:	$480,411		
Housing Type:	House		
Estimated Funding Request			
Recommended Funding:	$4,180,000	Total project cost:	$11,378,984

This project has been thoroughly reviewed by the Homeownership Development team. Staff recommends Housing Stability Council approve award and reservation of funds for the full LIFT amount.

PROJECT DETAILS	
Project Description:	Shortstack Hillside brings together four key strengths: a mission-aligned partnership between DevNW and Shortstack Developer, an innovative mass-timber modular construction model, integration within the broader Hillside Park mixed-income redevelopment, and supportive land terms from the Housing Authority of Clackamas County. DevNW will serve as both applicant and long-term steward, pairing homeownership with financial education, counseling, and culturally responsive support to ensure lasting affordability and homeowner success. Building on the foundation of the earlier Shortstack Milwaukie project, this development advances from panelized to volumetric modular Cross-Laminated Timber delivery, enabling homes to be assembled offsite as complete modules then craned into place in a single day. This approach significantly shortens construction timelines, reduces financing costs, and supports predictable, high-quality production. Thoughtful unit design further strengthens marketability and livability, including refinements to the two-bedroom layout and the introduction of a flexible four-bedroom plan.

Anticipated closing date:	November 2026
Resale Formula:	DevNW uses an appraisal-based formula where households will earn 25% of the growth in appraisal value.
Equity Indicators:	Exceeds Standards
ERJ Strategy:	**Organizational Equity** DevNW embeds equity into organizational culture through bilingual pay differentials, valuing lived experience in hiring, mandatory staff equity commitments, and integrating equity expectations into performance reviews and policies. Shortstack Developer reinforces this foundation through a women-owned leadership structure, COBID certification, and intentional procurement and mentorship practices that elevate underrepresented contractors. Together, the partnership reflects consistent, concrete commitments to internal equity. **Underserved Communities** The project focuses on communities of color and first-generation homebuyers, groups significantly underrepresented in homeownership due to historic exclusion, lack of intergenerational wealth, and persistent lending and credit barriers. The applicant identifies these systemic challenges and articulates how pricing, financing tools, culturally responsive services, and family-sized home designs directly address the needs of these populations, creating a meaningful ownership pathway previously out of reach. **Procedural Equity** The development is grounded in extensive and ongoing community engagement shaped through the larger Hillside Park redevelopment process. Engagement tools have included visioning workshops, resident listening sessions, compensated focus groups, multilingual outreach, and partnerships with culturally specific organizations. Feedback from these activities has directly influenced site planning and home design, and continued engagement is planned through targeted outreach and pre-purchase readiness support. **Distributional Equity** The applicant's strategy centers on expanding access to homeownership and economic opportunity for underserved communities. DevNW's targeted

	buyer supports, such as bilingual counseling, down-payment assistance, ITIN-friendly lending, and the Amplify Mortgage product, help households historically excluded from credit and wealth-building successfully purchase homes. In parallel, the development team advances equitable participation in the construction ecosystem through training partnerships and workforce pathways for underrepresented workers, including apprenticeship and mass-timber skill-building programs and investment in a tribally owned mass-timber venture. Together, these efforts ensure that both the benefits of homeownership and the economic opportunities generated by the project are meaningfully accessible to marginalized communities.
Additional Features:	Shortstack Hillside incorporates several quality-of-life features that extend beyond affordability and home design. The homes are situated within the larger Hillside Park redevelopment, giving future residents immediate access to community gardens, play courts, public art, a plaza, and a connected greenway, along with the project's own shared open space and on-site parking. These amenities create a community-oriented environment that supports family life, walkability, and connection to surrounding neighborhoods, enhancing the long-term desirability and livability of the homes. The volumetric modular CLT system manufactured by Zaugg Timber Solutions allows homes to be craned into place as nearly complete modules, dramatically shortening site disturbance, reducing noise, and minimizing construction disruption for nearby residents. This method improves quality control through factory fabrication and reduces risks associated with weather exposure, offering homeowners a durable, high-performance product delivered more efficiently than traditional site-built homes.
Alignment with Statewide Housing Plan:	• Homeownership



Rendering of Shortstack Hillside

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Housing Stability Council Project Summary – Homeownership Development

SUMMARY			
Project Name:	River Run Senior Cooperative		
City:	Sheridan	County:	Yamhill
State House District:	24	State Senate District:	12
Sponsor Name:	River Run Senior Cooperative and CASA of Oregon		
Special Designation:	Preservation of Manufactured Dwellings	Total Units:	35
		Total Affordable Units:	35
AMI Breakdown:	35 at 80% AMI	Bed/Bath and Sales Price:	N/A
Cost Per Unit:	$165,084		
Housing Type:	House		
Estimated Funding Request			
Recommended Funding:	$2,593,298 PMDP $1,959,209 OAHTC	Total project cost:	$5,777,944

This project has been thoroughly reviewed by the Homeownership Development team. Staff recommends Housing Stability Council approve award and reservation of funds for the full amount.

PROJECT DETAILS	
Project Description:	River Run Senior Cooperative is the resident-led purchase and preservation of a 35-space manufactured dwelling park in Sheridan, Oregon, converting a long-standing 55+ community into permanently affordable, resident-owned housing. The community sits on 4.73 acres, has been operating since the 1970s, and is nearly fully occupied. Residents already own their homes but rent the underlying space. Through this acquisition they will collectively own and govern the land, stabilizing affordability and protecting a vital source of naturally occurring housing in rural Yamhill County. The park is in generally good condition and will receive modest infrastructure rehabilitation including new water and sewer lines, repair of an existing driveway, new electrical meters, curb and walkway repairs, and new signage. This preservation is urgently needed because opportunities for resident purchases are rare, and without state resources the residents would face financing terms that would require unsustainable rent increases of more than $500 per month. Without intervention, the park would likely be sold to a private investor, jeopardizing both affordability and housing stability for the

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	seniors who live there. State investment through PMDP and OAHTC allows the cooperative to secure the property, complete essential infrastructure upgrades, and maintain long-term resident control and affordability for this rural senior community.
Anticipated closing date:	November 2026
ERJ Strategy:	The project advances equity by preserving an existing senior community in a rural, non-urban area where residents face heightened risk of displacement and have limited alternative housing options. CASA of Oregon will partner with the cooperative to identify households “least likely to apply” through demographic and income surveys and conduct targeted outreach through local organizations to ensure inclusive access to homeownership opportunities as units turn over. The cooperative governance model strengthens resident voice and self-determination, while ongoing technical assistance, affirmative procurement practices, and connections to culturally responsive service providers help ensure that seniors with the fewest resources can remain stably housed and fully participate in the long-term stewardship of their community.
Alignment with Statewide Housing Plan:	• Homeownership

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Photo of the Community

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