

Housing Stability Council

MEETING MATERIALS PACKET



Berry Ranch Apartments
Portland, Or.

October 02, 2026
9:00 a.m. – 11:30 a.m.
Oregon Housing & Community Services
Webinar

October 02, 2026 9:00 a.m. – 11:30 a.m.
Oregon Housing and Community Services
725 Summer St NE, Salem OR 97301

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

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



OREGON HOUSING & COMMUNITY SERVICES
HOUSING STABILITY COUNCIL

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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Council Members:

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

AGENDA

October 02, 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](#)*



11:00	Housing Stabilization Division (pg. 54) <i>Liz Weber, Director of Housing Stabilization Division</i>		Briefing
	Youth and Families Policy and Program: <i>Emily Edwards, Prevention Policy and Planning Analyst</i>		
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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**OREGON HOUSING *and*
COMMUNITY SERVICES**

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

Date: October 2, 2026

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

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

Re: **Approval for Resolution #2026-10-02**

Motion: Approve the Resolution #2026-10-02 recommendations for the following projects:

BOND RECOMMENDED MOTION: Move approval of Pass-Through Revenue Bond Financing in an amount up to and not to exceed \$24,000,000 to Northwest Flatworks, Limited Partnership for the new construction of Flatworks Building, subject to the borrower meeting OHCS, Metro, U.S. Bank and Key Bank, underwriting, closing criteria, and documentation satisfactory to legal counsel and Treasurer approval for the bond sale.

BOND RECOMMENDED MOTION: Move approval of Pass-Through Revenue Bond Financing in an amount up to and not to exceed \$24,200,000 to Minnesota Place Limited Partnership for the acquisition and new construction of Monarca fka Minnesota Places II, subject to the borrower meeting OHCS, Portland Housing Bureau, CREA and Ready Capital, underwriting, closing criteria, documentation satisfactory to legal counsel, a final global Settlement Agreement and Treasurer approval for the bond sale.

At the upcoming Housing Stability Council meeting, we will be presenting two (2) transactions - 4% LIHTC/Conduit Bond.

The projects included in the Resolution following this memo were approved by the OHCS Finance Committee or are scheduled for an approval by the Finance Committee. In this memo we are providing you with a high-level summary of the recommended projects. More detailed information regarding the projects can be found in the individual project summaries.



4% LIHTC Applications

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

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

ORCA Applications

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

Funding Recommendations:

We are recommending a funding reservation for two (2) projects. These projects will create **200** units of new affordable housing in the region. These recommendations are for an up-to award of over \$48.2 million in bond financing.

Projects with Other OHCS gap funding

Project Name	County	Units	Sponsor	Underwriting Stage
Flatworks Building	Multnomah	143	Northwest Real Estate Capital Corp. & SDP-ODP Management LLC	FC Meeting Schedule for 10/06/2026



Monarca fka Minnesota Places II,	Multnomah	57	Hacienda CDC	FC Meeting Schedule for 11/3/2026
		Total	200	

See following resolution and projects summaries.



STATE OF OREGON
OREGON HOUSING AND COMMUNITY SERVICES
HOUSING STABILITY COUNCIL

RESOLUTION NO. 2026 – 10-02
ADOPTED: OCTOBER 2, 2026

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

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

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

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

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

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

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

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

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

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

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

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

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

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

[Signature follows next page]

CERTIFICATION OF RESOLUTION

The undersigned does hereby certify that I am the duly appointed, qualified and acting [Chair][Vice Chair][Executive Secretary] of the Oregon Housing and Community Services Oregon Housing Stability Council (the “**Council**”); that the foregoing is a true and complete copy of Resolution No. 2026-10-02 as adopted by the Council at a meeting duly called and held in accordance with law on October 2nd , 2026; and that the following members of the Council voted in favor of said Resolution:

the following members of the Council voted against said Resolution:

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

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

[Chair][Vice Chair][Executive Secretary]

EXHIBIT A

EXHIBIT B

PROPOSED PROJECT

- 1- **Flatworks Building (FC – Meeting Schedule for (10/06/2026)**
- 2- **Monarca fka Minnesota Places II, (FC – Meeting Schedule for (11/3/2026)**



**OREGON HOUSING *and*
COMMUNITY SERVICES**

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SUMMARY

Project Name:	Flatworks Building		
City:	Portland	County:	Multnomah
Sponsor Name:	Northwest Real Estate Capital Corp. & SDP-ODP Management LLC		
Management Agent:	NFWF Manager LLC		
Urban/Rural:	Urban	Total Units:	143
		Total Affordable Units:	143
# Rent Assisted Units:	0	Units by Size & Affordability:	129 1-BR at 60% AMI 14 2-BR at 60% AMI
Total Cost Per Unit:	\$543,592	Construction Type:	New Construction
Construction Cost Per Square Foot:	\$426	Total Square Feet:	117,198 SF
Affordability Term(s):	30 years	# of Units with Non-OHCS Requirements:	0
Funding Request		Funding Use	
Conduit Bonds Request:	Up to \$24,000,000	Construction:	\$49,944,318
4% LIHTC Annual:	\$3,520,693	Soft Costs:	\$27,789,434
LIFT Loan:	\$26,045,000	Total:	\$77,733,752

PROJECT DETAILS

Project Description:	Flatworks Building will be an 8-story, 143-unit multi-family building located in the Central East Side of Portland on Grande Street. The project is designed to create a welcoming, inclusive community that supports the needs of seniors; incorporating universal design principles to ensure accessibility and support aging in place. The building will have elevator served units, step-free entries, and wide doorways. Amenities will include air conditioning, dishwashers, in-unit washers and dryers, quartz countertops, vinyl plank flooring, energy-efficient lighting, and low-flow fixtures. The ground floor will have a community room, and a residential lobby and leasing office. The eighth floor will have an outdoor terrace for tenants. The design prioritizes safety with secure access points and well-lit pathways. The building is transit-accessible, and shuttle partnerships are being explored to support residents with limited mobility. Prevailing Wage Rate will apply for this project.
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Partnerships to Serve Communities of Color:	SDP-ODP Management LLC and the resident services provider, Cornerstone, will provide services to support seniors. Cornerstone Community Housing is an experienced affordable housing developer and resident services provider. Cornerstone works with owners and State housing agencies to design and write State approved resident services plans and provide Healthy Homes program in twelve counties across Oregon. Cornerstone is trained to work with a range of funding and affordable housing types that include Section 8, project based, affordable and Low-Income Housing Tax credit programs Cornerstone’s resident services staff are highly qualified and trained, holding certifications from SOAR Works, the Positive Parenting Program (Triple P), the Oregon Health Authority (Peer Support Specialist), and the American Association of Service Coordination. These credentials reflect Cornerstone’s capacity to support residents through housing retention strategies, crisis intervention, and individualized service planning. Staff are trained to recognize signs of trauma, intervene appropriately in emergency situations, and build trusting relationships that empower residents to engage with available resources.
Reaching Underserved Communities:	Flatworks will support seniors. The project will have a dedicated Resident Services Coordinator stationed on-site for 40-hours each week, ensuring consistent, accessible support for residents. This staff member will serve as the primary point of contact for residents seeking services, community resources, and assistance navigating challenges that could impact housing stability. The development also addresses barriers that disproportionately impact seniors of color, including language access, cultural isolation, and limited access to healthcare and digital tools. To mitigate these challenges, we are exploring partnerships with local culturally specific organizations to provide bilingual staff, accessible technology resources, and community-driven services onsite. The resident services program will be rooted in a trauma-informed framework and delivered with bilingual capacity to effectively serve a culturally diverse tenant population. Core services will include housing stability support, asset-building opportunities such as financial literacy workshops, access to secondary and continuing education, and coordinated youth programming for households with intergenerational needs. Cornerstone is well-equipped to provide or refer residents to additional services such as employment training, rent and utility assistance, nutrition and food access programs, mental health counseling, and community-building activities that foster a sense of belonging.



Flatworks Building – Housing Stability Council

	Service delivery will be person-centered and flexible, combining scheduled programming with walk-in support, home visits when needed, and regular outreach to ensure that all residents particularly those who may be isolated or experiencing barriers are reached. The on-site coordinator will also facilitate partnerships with community-based organizations, health providers, and culturally specific service agencies to extend the breadth and depth of available support.
MWESB Target:	The project is committed to meeting at least the 30% designated MWESB for metro regions.
Upon Housing Stability Council approval of the established conduit bond funding limit, ultimate approval will be based on conformance with OHCS underwriting standards and due diligence and is delegated to OHCS Finance Committee and the Executive Director.	





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SUMMARY

Project Name:	Monarca fka Minnesota Places II		
City:	Portland	County:	Multnomah
Sponsor Name:	Hacienda CDC		
Management Agent:	Northwest Real Estate Capital Corp.		
Urban/Rural :	Urban	Total Units:	57
		Total Affordable Units:	57
# Rent Assisted Units:	0	Units by Size & Affordability:	42 2-BR at 60% AMI 15 3-BR at 60% AMI
Cost Per Unit:	\$985,513 (\$439,843 prior project financing + \$545,670 Monarca redevelopment)	Construction Type:	Acquisition + New Construction
Construction Cost Per Square Foot:	\$672	Total Square Feet:	54,011
Affordability Term(s):	30	# of Units with Non-OHCS Requirements:	0
Revised OHCS Funds		Funding Use	
4% LIHTC Annual:	\$2,400,706	Soft Cost:	\$19,852,478 (includes \$1,578,089 of original site acquisition costs)
Conduit Bonds Request:	Up to \$24,200,000 (\$11,500,000 reissued from prior project financing)	Construction Cost:	\$36,321,768
HDGP:	\$12,870,000 (previously approved at December HSC meeting)	Total:	\$56,174,246
LIFT:	\$3,537,499 (prior project financing)		

PROJECT DETAILS

Project Description:	Hacienda's proposed project, Monarca (fka Minnesota Places II), aims to complete the project which is currently 50% finished following a failed development effort. The project was originally financed to be developed by a different development team using 4% Low Income Housing Tax Credits, Private Activity Bonds, and last gap funds in 2022. Hacienda is seeking to acquire and complete the project, which will include a bond re-issuance, additional LIHTC, and transfer of ownership to Hacienda. The resources included in the above table represent the full financing that had been invested to the prior development which will be re-issued along with the additional investment to support project completion.
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	The planned amenities include standard laundry facilities, with in-unit laundry for the three-bedroom units, shared bicycle parking, private storage lockers, and multiple community rooms. Additionally, Hacienda’s culturally responsive Resident Services team will provide on-site support to enhance housing stability. They will work 1:1 with low-income residents earning 60% Area Median Income or below to improve the community’s living environment and connect them to Hacienda’s program and other local resources, including: education, childcare, healthcare, and food access. Prevailing Wage Rate will apply for this project.
Partnerships to Serve Communities of Color:	Hacienda CDC provides resident services in house and is practiced in ensuring the resident services programs are properly budgeted. Services will include culturally tailored services addressing language barriers, healthcare navigation, food security, transportation, and resident well-being. Hacienda CDC will offer personalized support to help residents maintain housing stability, identify needs, and connect with on-site and community services. They will evaluate impact through financial mobility, housing stability, and family health outcomes. They will foster collaboration with Northwest Real Estate Capitol corp., the management agent, to uphold Hacienda CDC’s values. They will engage in proactive engagement techniques and trauma-sensitive communication methods. The resident services coordinator will have regular meetings with property management, conduct site walkthroughs, and ensure residents have direct access to them. The resident services coordinator will also regularly distribute information about available programs and local resources. When lease violations occur, the resident services coordinator will be informed directly and receive all relevant notices. This will include a review to guarantee fairness, legal compliance, and proper documentation. The resident services coordinator will also engage residents, individually and in group settings, as appropriate, to elicit feedback on program offerings. Additional support will include connections to emergency rental assistance, food programs, utility support, financial literacy classes, and referrals to medical and behavioral health services as necessary and as requested.
Reaching Underserved Communities:	Hacienda CDC is a culturally specific organization that notes having a long history of excelling at equity and racial justice initiatives including having robust plans for outreach. They plan to provide language services, including translated leasing and marketing documents. They will also have bilingual resident services staff available to assist prospective tenants and on an ongoing basis to provide resident services. Hacienda’s Monarca project aims to provide essential Resident Services support, helping households meet basic needs and navigate social services. This includes access to healthcare, food, clothing, rental and utility assistance, and transportation. Resident



Monarca – Housing Stability Council

	Services offers programs for both children and parents to enhance educational opportunities. Hacienda advocates for residents by raising awareness and connecting them to culturally specific, bilingual (Spanish and English) programming.
MWESB Target:	The project is committed to meeting at least the 30% designated MWESB for metro regions.
Upon Housing Stability Council approval of the established conduit bond funding limit, ultimate approval will be based on conformance with OHCS underwriting standards and due diligence and is delegated to OHCS Finance Committee and the Executive Director.	

Current Building Exterior



Planned Design:





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Date: October 2, 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: October 2026 ORCA Development Funding Recommendations

Motion to approve the following project funding recommendations:

- **Approve the funding reservation recommendation for Elevate Hillsboro Phase I in Hillsboro, up to \$10,700,000 in Older Adult Housing Program funds to Community Development Partners, LLC, with the ability to pursue the option of lending through the OHCS Permanent Loan Program in alignment with the ORCA framework and process.**
- **Approve the funding reservation recommendation for Gladys Land in Newport, up to \$12,800,000 in Older Adult Housing Program funds to Northwest Coastal Housing with the ability to pursue the option of lending through the OHCS Permanent Loan Program, in alignment with the ORCA framework and process.**
- **Approve the funding reservation recommendation for Portfolio-Jasmine Park and Oak View Apartments in Grants Pass, up to \$3,000,000 in Preservation funds and \$1,916,610 in 9% LIHTC to Idlewild Development, LLC; Lovelace Development, LLC; Timber River Development, Inc., in alignment with the ORCA framework and process.**
- **Approve the funding reservation recommendation for River Road Housing in Eugene, up to \$3,000,000 in LIFT resources and \$2,000,000 in 9% Low Income Housing Tax Credits to Laurel Hill Center, in alignment with the ORCA framework and process.**



Summary

At the upcoming Housing Stability Council (HSC) meeting, we will be presenting six 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 67 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 177 new units to the state affordable housing stock and will help preserve 103 units of affordable homes.

Development	Location	Number of affordable units
Elevate Hillsboro Phase I	Hillsboro	100
Gladys Land	Newport	32
Portfolio-Jasmine Park & Oak View Gardens	Grants Pass	103
River Road Housing	Eugene	45
	Total	280

The projects recommended for funding this month have demonstrated a priority for serving community needs, including intentional strategies to build or preserve housing that is responsive to the needs of historically underserved cultural communities, people living with a disability, 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
- 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:	Elevate Hillsboro Phase 1		
City:	Hillsboro	County:	Washington
State House District:	30	State Senate District:	15
Sponsor Name:	CDP Oregon, LLC		
Geographic Set Aside:	Metro	Total Units:	100
		Total Affordable Units:	100
# Rent Assisted Units:	0	Units by Size & Affordability:	6 Efficiency at 50% AMI 5 Efficiency at 70% AMI 41 1-BR at 50% AMI 42 1-BR at 70% AMI 3 2-BR at 50% AMI 3 2-BR at 70% AMI
# of Units with OHCS PSH Services Funding:	0	Manager's unit/size	0
Cost Per Unit:	\$388,134	Construction Type:	New Construction
Cost Per Square Foot:	\$336	Total Square Footage:	75,000
Affordability Term:	60 years	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
Total OHCS Request:	\$10,700,000 OAHP \$15,206,358 4% LIHTC	Total Hard Cost: Total Soft Cost: Total Project Cost:	\$25,197,420 \$13,616,009 \$38,813,429

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 the amount of \$10,700,000 in Older Adult Housing Program (OAHP) funding with the expectation that the project retains the characteristics submitted in the Impact Assessment without substantial changes.



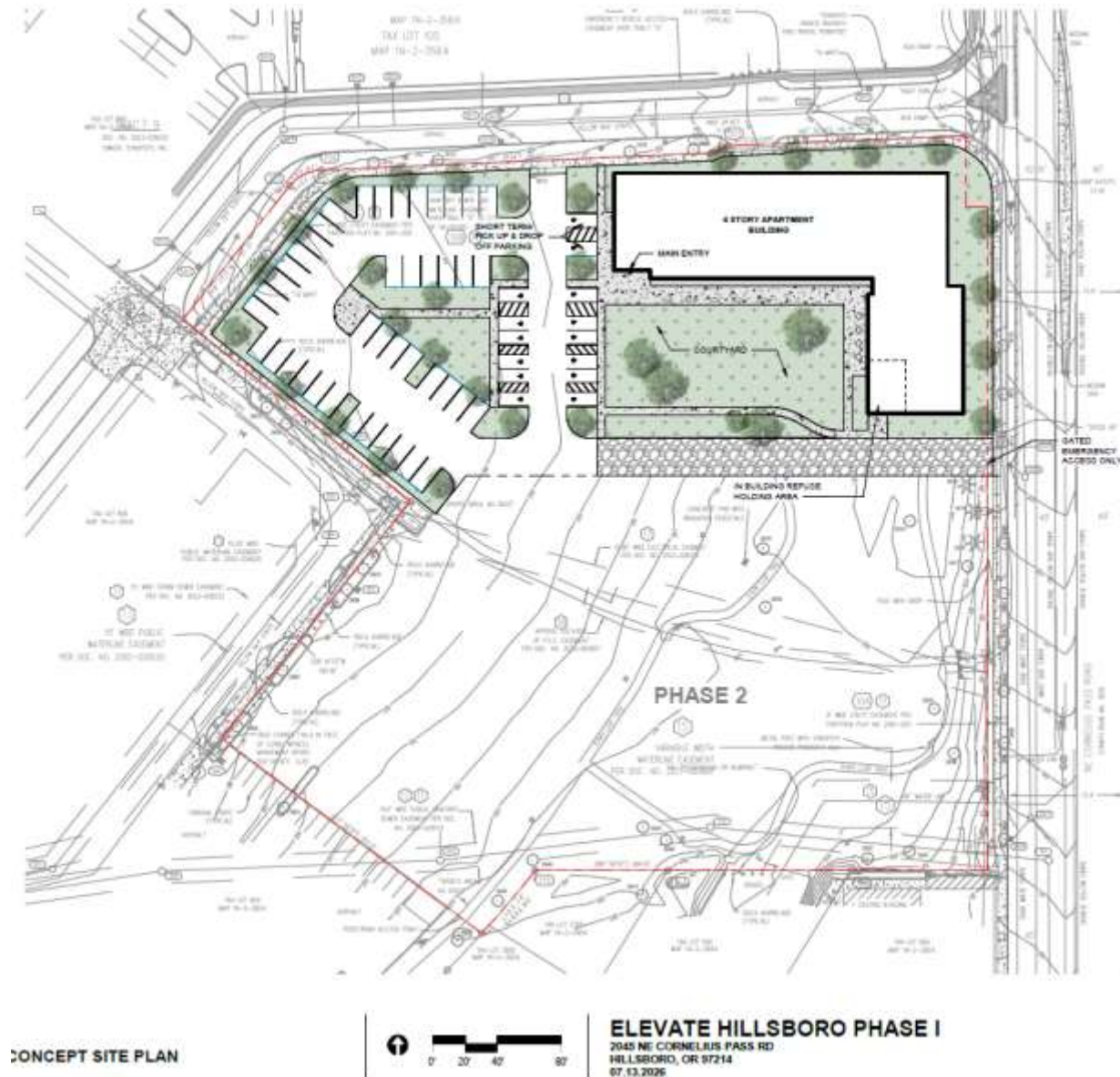
Elevate Hillsboro Phase 1– Housing Stability Council

PROJECT DETAILS	
Project Description:	Elevate Hillsboro Phase I is 100 affordable apartments in one 4-story building. Comprised of 11 efficiency, 83 1-bedroom, and 6 2-bedroom apartments for older adults aged 55 and older. The project will include a large courtyard with garden beds and communal outdoor seating areas and paths. This project is in the Orenco Station neighborhood, a planned New Urbanist model designed as a pedestrian-friendly, high-density community built in conjunction with TriMet's Westside light rail.
Anticipated closing date:	6/15/2027
Focus Population(s):	Older adults, including older adults with disabilities
ERJ Strategy:	For residents whose primary language is not English, the property's marketing strategy ensures effective communication by translating lease-up documents, outreach materials, and other tenant-facing materials into the relevant languages, including Spanish, Vietnamese, Chinese, and Hindi. Property management will implement a comprehensive language access plan (LAP) to support Limited English Proficiency (LEP) households, ensuring they can access housing information, complete applications, and communicate effectively with site staff post-move-in. When in-house resources are unavailable, translation of marketing materials will be handled by a third-party translation service to ensure accuracy and cultural appropriateness. CDP emphasizes the importance of scrutinizing its supply chain for equity considerations and advocating for improved social equity performance among its partners. By prioritizing these initiatives, CDP seeks to create opportunities for BIPOC and historically marginalized groups by building safe, stable affordable housing with resident services programming, which provides more equitable access to education, workforce development, and health resources for residents. In an ongoing effort to advance CDP's diversity, equity and inclusion, CDP formed a DEI Committee within the organization to create measurable goals to further DEI-related initiatives including fostering continuing education and dialogue among staff. Additionally, the DEI Committee collaborates with an Executive Leadership Liaison to highlight action items requiring input and advancement from CDP's leadership team.
Resident Services:	Resident Services will be provided by EngAGE NW, a resident services provider with experience building and supporting older adult affordable housing communities. EngAGE NW will staff a Resident Services Coordinator on site. The Resident Services Coordinator will have set hours on site including fixed open office hours for drop-in assistance to residents. Their primary duties will include connecting with residents,



	meeting with property management, and collaborating with community service providers to coordinate property-specific events, such as financial education workshops, health and wellness seminars, and community building events and activities. Based on the intended population to be served and the assets available in the surrounding community, it is anticipated that resident services will focus on the following areas: • Health and Wellness • Asset Building • Information and Referral The Resident Services Coordinator will also: • Develop and nurture partnerships with current and future service providers such as Community for Positive Aging, Oregon Food Bank, Age-Friendly, Growing Gardens, Mainspring, and the Oregon Arts Commission. These evolving partnerships ensure the service plan is responsive to emergent needs of the resident community as well as the shifting availability of community resources. • Maintain ongoing knowledge and awareness of community resources, tenant rights and responsibilities, and benefits which are available to the resident population. • Receiving timely and valuable information from weekly meetings with the on-site property manager to help tenants address emergent needs and maintain housing stability.
Location Preferences:	The project has several parks within a half mile to two miles from the site. Including Cornell Creek Park, Shadow Springs At Rock Creek Trail, and the Orenco Woods Nature Park. Additionally, the project has shopping, medical and financial amenities within a mile. The project is across the street from WinCo Foods with other grocery stores and amenities in close proximity.

Elevate Hillsboro Phase 1



Housing Stability Council Project Summary Impact Assessment Application Step

SUMMARY			
Project Name:	Gladys Land		
City:	Newport	County:	Lincoln
State House District:	10	State Senate District:	5
Sponsor Name:	Northwest Coastal Housing		
Geographic Set Aside:	Suburban or Small City	Total Units:	32
		Total Affordable Units:	32
# Rent Assisted Units:	0	Units by Size & Affordability:	10 1-BR at 50% AMI 6 2-BR at 50% AMI 6 1-BR at 60% AMI 10 2-BR at 60% AMI
# of Units with OHCS PSH Services Funding:	0	Manager's unit/size	1 2-BR at 60% AMI
Cost Per Unit:	\$482,703	Construction Type:	New Construction
Cost Per Square Foot:	\$487	Total Square Footage:	32,347
Affordability Term:	60 years	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
Total OHCS Request:	\$12,800,000 OAHF	Total Hard Cost: Total Soft Cost: Total Project Cost:	\$12,024,605 \$ 3,741,892 \$15,766,497

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 the amount of \$12,800,000 in OAHF with the expectation that the project retains the characteristics submitted in the Impact Assessment without substantial changes.

PROJECT DETAILS	
Project Description:	Gladys Land is a single three-story, wood-framed building. The project will have a community room, resident services office, and property management office. Community spaces are designed to be accessible and encourage residents to socialize. The residential units have been designed to provide no-step showers and increased bathroom safety measures, contrasting colors and materials to assist with wayfinding, as well as dimmable, consistent lighting to support low vision and cognitive load. An elevator will provide access to all three floors connecting residents and increasing building accessibility. The corridors provide additional space at resident doorways to ensure safe, recognizable access. Of the 31 parking spaces provided, 10 will be ADA compliant.
Anticipated closing date:	8/1/2027
Focus Population(s):	Older adults, including older adults with disabilities
ERJ Strategy:	NWCH implemented a DEI Resolution commitment and established an internal Equity Team representing the board, management and staff. Since it is a priority for NWCH to reflect those being served, NWCH has begun to recruit board members who reflect the demographic of the communities served. NWCH has participated in a DEI Cohort Pilot Project with the Center for Equity and Inclusion. NWCH participated in the forming of the Coastal Equity & Inclusion Committee, a committee under the Department of Human Resources and Office of Equity and Multicultural Services (OEMS) that envisions the Central Oregon Coast as a place where: (1) Diversity, equity, and inclusion are recognized as core values that drive communications, decision-making, resource allocation, and the development of all public policies, programs, and practices. (2) The voices and perspectives of populations impacted by inequity are sought out, represented, and uplifted. (3) Collaborative internal and external partnerships within the communities where we live and work recognize, advocate for, and are responsive to the needs of underserved populations. NWCH works to advance equity by increasing work with minority vendors, including vendors who are diverse by race and disability. Through NWCH Resident Services, staff will be trained to support tenants specific to local culture, such as Native Americans via Confederated Tribes of Siletz Indians and the Confederated Tribes of Grand Ronde. NWCH's existing Housing Navigator, who will oversee resident services, is a Grand Ronde tribal member.



	Spanish has been identified as the second most spoken language in the community and the property management company will seek to hire bilingual staff. They will also be utilizing Verbio Translation which provides verbal and written translation services for up to 250 languages. They will be working with community culturally specific organizations such as; Centro De Ayuda, Arcoiris Cultural, Hispanic stores, the Catholic Churches in both Newport and Lincoln City, the Community Services Consortium, and the local Housing Authority.
Resident Services:	NWCH will have part-time staff available on site to assist with resident services. They will partner with a team of local community service partners to tailor services as needed, including recreational and educational activities, transportation services, case management and wellness services. The project is adjacent to NWCH's Yaquina Breeze project, which will help streamline service provision. NWCH has considered the community room size and amenities to enhance the health and wellness programs, nutrition, socialization, education and skill building workshop. The community room will be equipped with an ADA-compliant kitchen with lowered countertops and an ADA stove. Seating will consist of round tables for community functions and workshops to promote conversation and reduce isolation. NWCH will serve as the service coordinator and plans to maintain relationships with agency partners, organizations and community resources. Proposed Resident Services Include: • Health and Wellness • Social and Recreational Activities • Educational and Skill-Building Workshops • Transportation Services • Case Management and Support Services • Safety and Security Measures • Nutrition and Services Tenant voice and perspective will be gathered through: • Surveys • Regular Check-ins • Resident Committees
Location Preferences:	The property is located immediately adjacent to Agate Beach Neighborhood and Dog Park. A Walmart Super Center, Fred Meyer and Safeway grocery stores are all within 2.5 miles of the site. The property will be served by Dial-a-Ride, Ride Line and Senior Disability Services.



Gladys Land



Housing Stability Council Project Summary Impact Assessment Application Step

SUMMARY			
Project Name:	Portfolio-Jasmine Park and Oak View Apartments		
City:	Grants Pass	County:	Josephine
State House District:	2	State Senate District:	3
Sponsor Name:	Idlewild Development, LLC; Lovelace Development, LLC; Timber River Development, Inc.		
Geographic Set Aside:	Non-metro Urban	Total Units:	103
		Total Affordable Units:	101
# Rent Assisted Units:	59 (Rural Development)	Units by Size & Affordability:	38 1-BR at 60% AMI 4 2-BR at 60% AMI 59 1-BR at 80% AMI
# of Units with OHCS PSH Services Funding:	NA	Manager's unit/size	1 1-BR 1 2-BR
Cost Per Unit:	\$215,305	Construction Type:	Preservation
Construction Cost Per Square Foot:	\$75	Total Square Feet:	113,818
Affordability Term:	60 years	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
Total OHCS Request:	\$1,916,610 9% LIHTC \$3,000,000 Preservation lottery-backed bonds	Total hard costs: Total soft costs: Total project cost:	\$ 8,549,026 \$ 7,795,368 \$22,176,394

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 \$1,916,610 in 9% LIHTC, and \$3,000,000 in preservation lottery-backed bond 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 Jasmine Park and Oak View Apartment project is the preservation and rehabilitation of Jasmine Park Apartments (43 units) and Oak View Apartments (60 units), two adjacent affordable housing communities located in Grants Pass. Together, the properties provide 101 units of affordable housing for senior and disabled residents and have served the community for more than 20 years. The properties each have 1 manager unit. The project includes a mix of one- and two-bedroom units, with 59 units supported by USDA Section 521 Project-Based Rental Assistance vouchers. Both properties have major building systems that have exceeded their useful life and require significant capital reinvestment. The proposed rehabilitation will address deferred capital improvements, improve energy efficiency, enhance resident safety and accessibility, and support the long-term preservation of deeply affordable housing in Grants Pass for vulnerable populations.
Anticipated closing date:	April 2027
Focus Population(s):	Households with senior or disabled individuals
ERJ Strategy:	The Jasmine Park and Oak View Apartments ownership team is committed to advancing equitable access to housing opportunities through the preservation of existing affordable housing that serves vulnerable populations. To further expand equitable access, property management will work with local community organizations which serve diverse populations throughout Southern Oregon. These partnerships will help increase awareness of affordable housing opportunities among historically underserved households and individuals seeking stable housing resources. The proposed ownership will also reach out to The Equity Project of Josephine County whose mission is to promote an inclusive and equitable Josephine County through education advocacy and community building focusing on LGBTQ+, communities of color, and people with housing insecurities. As the organization grows, ownership intends to continue evaluating policies, partnerships, and practices that support equitable access to housing resources.
Resident Services:	Resident services will be provided through an on-site Service Coordinator who will assist residents with healthcare referrals, transportation services, Meals on Wheels enrollment, rental assistance applications, recertification support, coordination with care providers, and referrals to other community-based programs. The project will also work to create relationships with local



Jasmine Park and Oak View – Housing Stability Council

	organizations, including Josephine Housing and Community Development Council, Rogue Valley Council of Governments (RVCOG), UCAN, St. Anne Catholic Church and others.
Location Preferences:	Jasmine Park and Oak View are located 1.6 miles from a large park that provides access to Rogue River as well as both wheelchair accessible entrances and parking. Fred Meyer and Grocery outlet are within one mile of the property. Jasmine Park and Oak View have a combined average walk score of 62. Josephine Community Transit (JCT) on fixed routes throughout the City of Grants Pass, and Dial-a-Ride bus transit for people that are unable to use the fixed route because of a disability.

Oak View Gardens



Jasmine Park Apartments



Housing Stability Council Project Summary Impact Assessment Application Step

SUMMARY			
Project Name:	River Road Housing		
City:	Eugene	County:	Lane
State House District:	13	State Senate District:	7
Sponsor Name:	Laurel Hill Center (LHC)		
Geographic Set Aside:	Non-metro Urban	Total Units:	45
		Total Affordable Units:	45
# Rent Assisted Units:	NA	Units by Size & Affordability:	45 1-BR at 60% AMI
# of Units with OHCS PSH Services Funding:	NA	Manager's unit/size	1 1-BR
Cost Per Unit:	\$516,425	Construction Type:	New Construction
Cost Per Square Foot:	\$455	Total Square Foot:	32,540
Affordability Term:	60 years	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
Total OHCS Request:	\$2,000,000 in 9% LIHTC \$3,000,000 in LIFT	Total hard costs: Total soft costs: Total project cost:	\$14,797,835 \$ 8,441,303 \$23,239,138

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 \$2,000,000 in 9% LIHTC, and \$3,000,000 in LIFT 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 conceptual vision for the project is 45 one-bedroom apartments located in four 3-story residential buildings and accompanying low-rise service and commons areas. The wood-framed, walk-up style design is organized around a central landscaped garden, featuring a campus layout feel of resident-

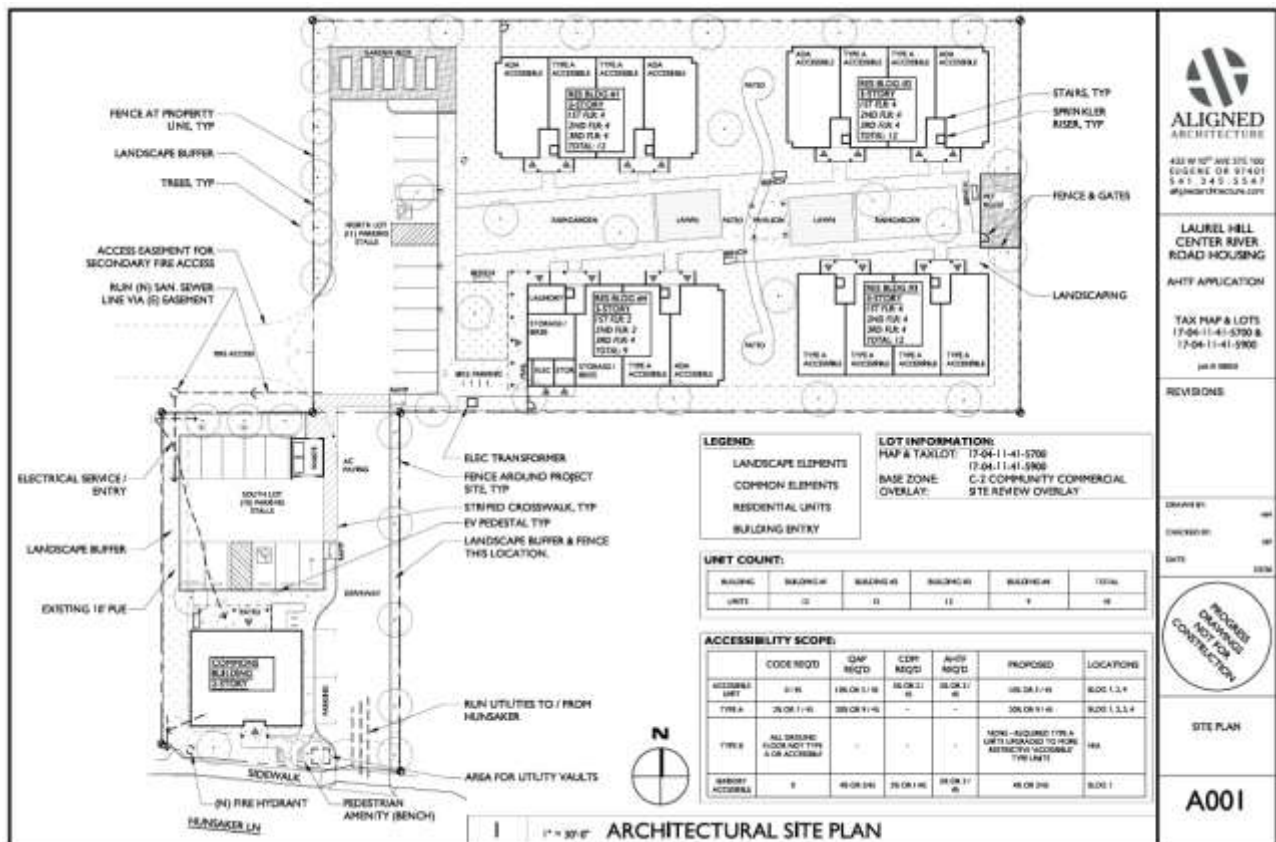
	focused common areas located throughout the site, including bicycle barns, laundry and storage. Additionally, a shared commons building will serve residents with private and shared meeting areas and shared porches. Parking is conveniently located adjacent to the commons building as well as adjacent to the westerly residential buildings. The design will feature accessibility for people with mobility issues and will allow older adults to comfortably age in place, and for people with physical disabilities or medical issues to have an accessible home.
Anticipated closing date:	8/15/27
Focus Population(s):	Single adults with behavioral health conditions and/or substance use concerns.
ERJ Strategy:	In accordance with the Affirmative Fair Housing Marketing Plan (AFHMP) organized by Laurel Hill and implemented by Bell Real Estate, Inc. (Property Management Company/Landlord), Bell Real Estate, Inc. is committed to working effectively with Spanish-speaking applicants and tenants. The company provides both verbal and written communication in Spanish through its bilingual staff. Currently, Bell Real Estate, Inc. employs two staff members who are proficient in Spanish. The Quality Assurance Committee supports Laurel Hill Center's racial equity efforts, and the committee analyzes data related to the demographics of the clientele and compares that data to the most recent census for Lane County. The ongoing projects of the Quality Assurance Committee ensure goals are being met or exceeded. Additionally, Laurel Hill Center sponsors the JEDI Committee (formerly known as DEI). This committee is tasked with ensuring that the agency's staff are properly equipped and trained to meet the needs of the culturally diverse clients/participants. The committee sponsors learning/training opportunities for the clinical and other staff at LHC. The committee collaborates with other LHC committees to best serve the participants and staff of Laurel Hill Center.
Resident Services:	Services will include housing focused case management and a Housing Stability Plan for each household. Barrier removal assistance will be provided such as budgeting, credit repair, criminal history resolution, and document recovery. Homelessness Prevention Services will include emergency rent assistance, housing problem solving, and utility assistance. Employment and education services will also be available. LHCs array of mental health services will be available for residents including counseling, medication management, and care coordination. Substance abuse treatment services will be provided by Measure 110/Behavioral Health Resource Network partners that specialize



	in substance use disorder treatment. LHCs Housing Coordinator will act as Landlord/Tenant Liaison to trouble shoot tenancy issues and coordinate between property management and service providers. Housing Navigators will screen each applicant for housing to determine housing stability needs. Case managers and peer support specialists will work with residents and potential residents who are unhoused or unstably housed to create a Housing Stability Plan which includes domains for financial stability, legal resolution, behavioral health needs, mental and physical healthcare needs, and any substance use concerns, as well as an individual crisis plan. Specialty staff in the areas needed are brought in to consult on each case and/or work directly with the participant on a specific goal. LHC has a 90% retention rate for households that are assisted in obtaining housing annually. Staff will be on site daily for scheduled meetings with residents as well as open office hours, leading group activities, and conducting home visits. The service team will post a schedule of hours and activities in the community building and common areas weekly.
Location Preferences:	The project will have access to grocery within ¼ mile and is served by public transit within 400 feet. The property has a walking score of 71 out of 100.



River Road Housing





**OREGON HOUSING and
COMMUNITY SERVICES**

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DATE: October 2, 2026

TO: Housing Stability Council
Andrea Bell, Executive Director

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

SUBJECT: Oregon Centralized Application (ORCA) October 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:

- Older Adults Housing Program: This new program was finalized and resources were offered this July and this month two projects are being recommended to Housing Stability Council this month following Impact Assessment review.
- QAP engagement: The division published a red line of proposed QAP changes for 2027-28 in late September. There will be a 30-day public comment period, feedback will be shared with HSC in November, and we hope to finalize final recommendations with the Governor in December.
- 2026 Legislative Investments: recommendations for allocations of legislative investments in both Preservation HOLD resources (\$25 million) and LIFT Rental (\$75 million) are anticipated for October 2026.
- Attached to this monthly ORCA update is a discussion of development controls that have been built into our centralized process for funding.

ORCA pipeline as of 9-24-2026:

	Intake	Impact Assessment	Resource Waitlist	Financial Eligibility	Commitment	Total
# Projects	91	63	58	14	12	238
# Units	5,886	4,157	4,432	922	1,065	16,462
\$ Requested	\$ 913,949,547	\$783,731,685	\$ 872,951,596	\$204,792,932	\$ 207,472,466	\$ 2,992,898,226



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 63 projects that are actively working on their Impact Assessment applications. OHCS is actively reviewing 8 projects that have submitted their application.

Step: Resource Waitlist

There are a total of 58 projects currently awaiting resources.

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

- **4% LIHTC:** Private Activity Bonds (PAB) are available for applications in both 2025 and 2026; projects eligible for the funds may submit applications for evaluation. Where projects do not need paired gap funds, the project will be able to proceed based on available PAB only.
- **9% LIHTC:** 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. Additional information about the timing and process for allocating these resources to the ORCA will be shared this fall after waitlist updates have been made based on the new project-size policy for ORCA applications.
- **PSH:** This resource has been fully subscribed. The Intensive PSH project directed by Executive Order 26-01 is Gant Gardens which was approved for funding reservation by Housing Stability Council last month. 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 last month with Housing Stability Council in the PSH Report.
- **Older Adults Housing Program:** Project recommendations that will fully subscribe this resource will be brought to Housing Stability Council at the October meeting.



- *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. Some preservation funds are held back to be offered to support 2026 9% LIHTC projects and if not fully utilized will be offered to support projects with imminent critical risks. An additional \$25million in Article XI-Q bond funds was allocated through an anticipated spring 2027 bond sale. Strategies for the rental housing portion of those preservation funds will be finalized based on QAP engagement regarding the preservation set-aside and opportunities for leverage, which is anticipated for the fall.
- *Stabilization*: PSI reporting will be provided quarterly.

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 14 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 12 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.





Housing Stability Council Briefing:

Project Response and Oversight Controls Incorporated into Project Development

Summary

The Affordable Rental Housing Division has incorporated several key oversight controls into our project development and underwriting processes, which we have developed both to bring greater consistency to our work but also to lessen risk to public investments in projects.

This month's Monarca project recommendation represents a specific circumstance where controls adopted at the time did not allow OHCS or the private conduit lender and tax credit equity investor to prevent the challenges that occurred with the initial development that resulted in the need for this project redevelopment. The Minnesota Places project was originally funded, to a different development team, through a NOFA focused on low-cost development. In the course of the development, the project experienced construction stoppage, unapproved design changes, non-compliance with BOLI wage determinations, inaccurate reporting, and livability deficiencies. These issues created substantial legal, financial, and operational risks and ultimately required redevelopment under a new qualified sponsor.

The division has strengthened its oversight framework through ORCA, the Permanent Lending Program, and expanded regulatory coordination. These systems increase prequalification rigor, bring consistency to financial and policy review, enhance wage compliance oversight, restore construction inspection capacity, and improve appraisal visibility. Together, these controls support more reliable project delivery, reduce exposure to development failures, and protect state investments.

Project Challenges

Minnesota Places was originally funded through a 2020 NOFA focused on low-cost development, using 4% LIHTC and \$3.54 million in LIFT funds. The project was proposed as an innovative modular building with high-quality, family-sized units and strong energy-efficient design. The project reached financial close in April 2022 and by June 2024 was reporting that the project was 82% complete. In September 2024, OHCS received notice of a tort claim regarding BOLI wages, and shortly thereafter a notice of a new construction claim lien for the property was filed in the county, and the developer submitted a request for "last gap" funding for nearly \$8 million in subsidy and additional PAB to address construction cost gaps.



The construction report submitted that month indicated that the project was 85% complete with no work having occurred over the prior 60 days.

OHCS review confirmed that construction had halted at the property and found that the project development team made significant shifts to the building design without required approvals from OHCS. Such deviations persisted through construction, which included a failure to implement the construction wages required by the BOLI determination. In addition to these financial violations, the project did not appear to be as complete as had been reported and OHCS assessed that the value engineering incorporated resulted in a property that did not meet reasonable livability standards.

Since that time, OHCS has actively worked with state and private funders in this project to support a resolution that addresses the critical needs to resolve habitability, quality, and financing deficiencies in the property to consider reinvestment. Over the past year the property has sought and received a settlement with BOLI that ensures applicable prevailed wage obligations can be met. Hacienda worked with the project financiers and developed a proposal to rehabilitate and complete the project which was funded through ORCA processes, and in December 2025 Housing Stability Council approved the gap funding request for the redevelopment and completion of the stalled property.

The transition to Hacienda represents a strategic reset that brings a qualified developer to be responsible for completing a troubled project with a realistic plan to correct deficiencies, improve unit livability, and provide mission driven long term operations. The redesigned project, Monarca, combines the initial financing with additional investment to update and complete the project.

Oversight Controls

The above circumstance demonstrates that long-standing reliance on the construction oversight provided by project construction lenders and equity investors can leave gaps. In evaluation of overall production cadence and the specifics of this circumstance, we identified several key areas where OHCS can strengthen its oversight tools to better detect similar issues in the future, while maintaining that accountability for carrying out the work remains with the developer, not OHCS. Our oversight is designed to verify and reinforce requirements, not to assume responsibility for the work itself.

A major improvement in our oversight framework, is the creation of the centralized ORCA process for our financing and development work. This process provides a clear roadmap, detailed expectations and timelines for coordination of our work with developers and also across division teams. This structure to the work enhances the ability to incorporate standards across all projects as well as to activate tools where issues arise through development and construction. Such policies have included focus on development timelines, demonstration of realistic development costs, and enhanced visibility, clarity and tracking of project exemptions. Although not specific to the Minnesota Places / Monarca project,



ARH has incorporated strategies in this work, such as those below, that could have identified noncompliance challenges that arose in the project:

- **Prequalification:** ORCA's prequalification has expanded our clarity, consistency, and accountability for maintaining eligibility for receiving state investment. This is also the first time there has been a clear way to prevent parties found to be negligent to agreements from being eligible to apply for future investment from the Affordable Rental Housing Division.
- **Standards of review:** ORCA establishes consistent standards to demonstrate both policy impact as well as financial viability. Where previous NOFAs emphasized targeted policy outcomes such as lower subsidy requests, ORCA requires full understanding of costs up front, helping prevent egregious construction gaps and reducing the likelihood of post-financing value-engineering. This enhances OHCS's ability to validate information, but does not shift responsibility away from the development team.
- **BOLI determination:** Accountability for receiving and complying with any BOLI determination has always rested with the developer. In collaboration with BOLI and DOJ, OHCS has now integrated this requirement into our regulatory oversight to better support and reinforce compliance; this does not have OHCS taking over the developer's obligations but bringing it into our process for greater visibility.
- **Construction oversight:** Historically, OHCS conducted ed practice of construction inspections only where they are required by federal HOME resources. With the launch of OHCS Permanent Lending Program, ARH has expanded the capacity within the division to have qualified construction inspections conducted for our work. These inspections provide an added layer of diligence in critical investment areas but do not replace the primary responsibility of developers and lenders to manage construction quality and progress.
- **Market visibility:** OHCS has not had a staff appraisal role for over a decade and as part of our work to launch the Permanent Lending Program we prioritized the creation of an appraiser role as part of the state investment. By having a qualified appraiser in our production work, we will readily have ability to incorporate reviews of market studies into the ongoing tracking in project underwriting and operations. This increased visibility enhances OHCS's oversight but maintains developer accountability for presenting and relying on accurate, defensible market information.





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DATE: October 2, 2026

TO: Housing Stability Council
Andrea Bell, Executive Director

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

SUBJECT: NOFA #2026-2027 HOD LIFT Recommendations

Motion: Approve 3 projects for NOFA #2026-2027 HOD for \$7,210,000 in LIFT Homeownership funds (Article XI-Q Bonds).

Summary: The Homeownership Division recommends funding 3 new projects that collectively add 36 affordable homeownership units across Oregon. These projects have completed all due diligence tasks and passed threshold reviews. They demonstrate readiness, strong community impact, and alignment with program priorities.

Project	Awardee	Set-Aside Eligibility	LIFT Units	Recommended Award
Forest Lake Park	HFH of Lincoln County	Special*	9	\$1,870,000
Riviera Mobile Park Cooperative Infill	Riviera Mobile Park Cooperative	Special*	2	\$275,000
Stone Creek Commons & Skyline Crossing	Bend-Redmond HFH	General	25	\$5,065,000
Total			36	\$7,210,000

*Includes small, emerging, and culturally specific developers, and projects in underserved counties

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.

Beginning in 2026, OHCS implemented a new biennial NOFA format to better adapt to an environment where oversubscription is the most probable outcome. This format adopted a multistage process that respects the time and resources a partner puts into the application, better ensures readiness of selected projects, and ensures OHCS capacity can meet increasing demand while still providing quality support, outreach, and engagement.

OHCS has released a Notice of Funding Availability (NOFA) for LIFT Homeownership annually since 2018. To date \$168.3 M in LIFT funds have supported the construction of 81 projects that will result in 1,291 homes affordable to Oregonians with an income of 80% area median income (AMI) or below. So far, 435 homes have been built and sold.

NOFA #2026-2027 HOD

The following table represents the current NOFA pipeline:

Application Stage	Projects	Units	LIFT Request
Closed on LIFT loan*	3	102	\$16,715,678
Funding reserved	0	0	\$0
Recommended this month	3	36	\$7,210,000
Completing due diligence	10	172	\$31,466,000
Applied and being considered	26	497	\$92,630,975
Submitted intake but did not apply	9	159	\$27,058,400
Total	51	981	\$177,916,053

OHCS released the final portion of the NOFA's funding on September 21, 2026, which will bring almost \$42 million in new projects into the Due Diligence category. All projects in the "Applied and being considered" category will be considered. As the available funding is already oversubscribed, awards will be determined based on the tie breaking criteria provided in the NOFA.

The following attachments include details for three projects across Oregon, including Central, Southern, and Coastal Oregon. The Forest Lake Park development is the first site-build project in OHCS's longstanding partnership with Habitat for Humanity of Lincoln County, representing notable growth in capacity and production, Riviera Mobile Park Cooperative Infill will be the first development of its kind supported by LIFT Homeownership, and Stone Creek Commons & Skyline Crossing demonstrate incredible local partnership and quality development from another longstanding LIFT partner. OHCS recommends the approval of funding all projects, allowing them to move forward to their LIFT loan closing.



Housing Stability Council Project Summary – Homeownership Development

SUMMARY			
Project Name:	Forest Lake Park		
City:	Lincoln City	County:	Lincoln
State House District:	10	State Senate District:	5
Sponsor Name:	Habitat for Humanity of Lincoln County		
Special Designation:	Small, Rural Underserved County	Total Units:	9
		Total Affordable Units:	9
AMI Breakdown:	3 at 60% AMI 6 at 80% AMI	Units by Size:	3 2-BR, 4 3-BR, 2 4-BR
Cost Per Unit:	\$480,411	Average Sales Price:	\$170,000
Housing Type:	House	Affordability Term(s):	20+20 years
Estimated Funding Request			
Recommended Funding:	\$1,870,000	Total project cost:	\$4,323,700

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:	Habitat for Humanity of Lincoln County’s Forest Lake Park development is a collaborative effort to create nine affordable single-family homes in Lincoln City. Samaritan North Lincoln Hospital donated the property to support accessible homeownership for its employees and other income-qualified households. Habitat Lincoln County will partner with Adair Homes to construct the houses in three phases, with completion expected between mid-2027 and mid-2028. This project will be the first LIFT-funded project with the Lincoln County affiliate that will be built on site. From the start, the project has centered on workforce housing and support for wildfire survivors. At least six homes will be offered first to qualified Samaritan Health employees, and up to three homes will be prioritized for survivors of the 2020 Echo Mountain Fire. These potential buyers—such as nutritionists, technicians, childcare providers, maintenance staff, and receptionists—are essential workers who have long faced prohibitive housing costs, with starter homes averaging around \$450,000 in the area. By providing stable, affordable homeownership, the development is expected to



	reduce employee turnover, improve long-term outcomes for families, and strengthen community engagement.
Anticipated closing date:	October 2026
Equity Indicators:	Meets Standards, Geographic Equity
ERJ Strategy:	Organizational Equity Habitat for Humanity of Lincoln County embeds equity within its internal operations by intentionally building a diverse staff and board, prioritizing bilingual and bicultural Spanish-speaking applicants, and offering a pay differential for bilingual employees. The organization tracks demographic and geographic data to ensure equitable service distribution, recruits board members with varied backgrounds and identities, and contracts with small, locally owned, women- and minority-owned businesses whenever possible. These efforts promote an organizational culture that values representation and equitable access across all levels of the agency. Underserved Communities The project specifically addresses the needs of Latino/a and Indigenous Mam-speaking households who face language barriers, lack of trust in institutions, and fear associated with sharing personal information—barriers that have already caused at least one applicant to withdraw from a previous homeownership process. Through its partnership with Arcoiris Cultural, Habitat uses culturally grounded outreach, Spanish and Mam translation, and trusted community networks to create safe, familiar, and accessible engagement opportunities for these underserved groups. Procedural Equity Habitat incorporated community voices early in project design through surveys of Samaritan Health employees and Echo Mountain wildfire survivors, directly shaping the bedroom mix and confirming development needs. Two listening sessions with Samaritan Health employees further guided planning decisions. Moving forward, Habitat will host eight public information sessions—three in Lincoln City, three in Newport, and two virtual—with one in each area offered in Spanish and Mam. A separate session for neighbors will ensure broader community input, transparency, and participation.



	Distributional Equity The project distributes benefits intentionally by linking marketing and outreach through the Affordable Housing Partners group, Samaritan Health, the Lincoln County wildfire housing navigator, Arcoiris Cultural, and other community organizations. Buyers will have access to Individual Development Accounts through Habitat Oregon, education and counseling through DevNW, and additional coursework coordinated by Habitat’s emerging Homeowner Services Committee. This committee will support both pre-purchase and post-purchase education, covering home maintenance, insurance, contractor literacy, scam prevention, and community integration. These distributional supports help ensure long-term stability and expand access to resources for households historically excluded from homeownership.
Additional Features:	A defining feature of the Forest Lake Park development is Habitat’s new partnership with Adair Homes, marking the organization’s first experience building site-built homes rather than manufactured homes. The partnership will allow the affiliate to deliver homes with garages, a necessity in areas with ocean winds. Working with Adair Homes also enables Habitat’s construction staff to redirect time toward home repairs and future development planning, increasing overall organizational capacity. The site is located within walking distance of Samaritan North Lincoln Hospital, offers lake views, and sits near parks, trails, and shopping. Energy-efficient construction standards, visitable design across all units, and wildfire-resilient building practices further enhance long-term safety and sustainability. Habitat also provides long-term stewardship support, including assistance with future resales and an emerging Homeowner Services Committee that will guide post-purchase education and stability. In partnership with OHCS and LIFT funding, Habitat for Humanity of Lincoln County has been able to increase production from one home every 18 months to now nine homes within two years.
Alignment with Statewide Housing Plan:	• Homeownership





Rendering of a 3 Bed/2 Bath Home in Forest Lake Park

Housing Stability Council Project Summary – Homeownership Development

SUMMARY			
Project Name:	Riviera Mobile Park Cooperative Infill		
City:	Grants Pass	County:	Josephine
State House District:	3	State Senate District:	2
Sponsor Name:	Riviera Mobile Park Cooperative		
Special Designation:	Small Underserved County	Total Units:	2
		Total Affordable Units:	2
AMI Breakdown:	2 at 80% AMI	Units by Size:	2 2-BR 1 Bath
Cost Per Unit:	\$220,000	Average Sales Price:	\$65,000
Housing Type:	Manufactured Home	Affordability Term(s):	20+20 years
Estimated Funding Request			
Recommended Funding:	\$275,000	Total project cost:	\$440,000

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:	The Riviera Mobile Park Cooperative is a 55-and-older resident-owned community in Grants Pass that is managed by a volunteer, nonprofit board committed to maintaining long-term affordability for its members. Like many resident-owned cooperatives, the Riviera community faces financial strain when homes become uninhabitable or spaces sit vacant, reducing rental income essential to sustaining operations. In partnership with CASA of Oregon, the Cooperative will infill two long-empty spaces with new, high-quality manufactured homes. These additions will stabilize revenue for the Cooperative while creating two new affordable homeownership opportunities for senior households, further strengthening the long-term viability of the resident-owned community. To meet the needs of aging residents, the Cooperative Board will work closely with a home manufacturer to ensure the new homes incorporate long-term adaptability features and as many ADA-aligned elements as allowed under HUD’s manufactured home code. The homes will be NEEM-certified for energy efficiency and include modern wildfire-resistant features, improving both safety and comfort for future residents. Because nonprofit cooperatives



	often struggle to secure the upfront capital required to infill homes and face heightened financial risk in uncertain housing markets, LIFT funding plays a critical role in making these homes possible. This investment allows seniors to purchase homes at an affordable price, benefit from stable space rents, and participate fully in the democratic governance of the Riviera Mobile Park Cooperative, strengthening both individual households and the broader cooperative community.
Anticipated closing date:	October 2026
Equity Indicators:	Geographic Equity
ERJ Strategy:	Manufactured dwelling parks such as the Riviera Mobile Park Cooperative represent a critical source of naturally occurring affordable housing, directly serving underserved seniors, rural households, people with disabilities, communities of color, and residents earning below 60% AMI. For many very low-income Oregonians, traditional homeownership is unattainable, making resident-owned cooperatives an essential model for expanding access to stable, affordable housing. Beyond affordability, cooperatives provide opportunities for leadership development and democratic participation—giving residents meaningful roles in shaping the operations of their own community, which is a form of empowerment not commonly available in conventional housing settings. CASA of Oregon and the Riviera Mobile Park Cooperative advance these equity goals by ensuring members have access to home repair resources, support in replacing homes when needed, and potential IDA funding to strengthen financial stability. As part of the Development Services Agreement, the Cooperative will partner with CASA to create an outreach and marketing plan for the new homes that leverages CASA’s Family and Economic Opportunity partnerships. These partners predominantly serve low-income and marginalized communities across Oregon, including rural households. By tapping into these established networks, the Cooperative can ensure that the new housing opportunities reach the underserved populations that manufactured dwelling parks are uniquely positioned to support.
Additional Features:	OHCS is also reviewing Riviera Mobile Park Cooperative for a Preservation of Manufactured Dwelling Park Program grant. This grant will support major renovations to water and wastewater infrastructure.



LIFT Homeownership Recommendations – Housing Stability Council

Alignment with
Statewide Housing
Plan:

- Homeownership



Location of Infill Homes in Riviera Mobile Park

Housing Stability Council Project Summary – Homeownership Development

SUMMARY			
Project Name:	Stone Creek Commons & Skyline Crossing		
City:	Bend	County:	Deschutes
State House District:	54	State Senate District:	27
Sponsor Name:	Bend-Redmond Habitat for Humanity		
Special Designation:	General	Total Units:	33
		Total Affordable Units:	25
AMI Breakdown:	9 at 60% AMI 16 at 80% AMI 8 at 120% AMI	LIFT Units by Size:	9 2-BR, 2 Bath 10 3-BR, 2 Bath 6 4-BR, 2 Bath
Cost Per Unit:	\$549,438	Average Sales Price:	\$237,600
Housing Type:	Duplex and Cottage	Affordability Term(s):	20+20 years
Estimated Funding Request			
Recommended Funding:	\$5,065,000	Total project cost:	\$13,735,950

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:	This workforce-focused homeownership initiative converts surplus Bend-La Pine School District land into permanently affordable homes, expanding access to ownership in one of Oregon’s highest-cost housing markets. The development spans two distinct sites that respond to both geographic context and workforce needs. In Southeast Bend, Habitat will construct two- and four-bedroom townhomes tailored for working families seeking attainable homeownership in an established neighborhood. The second site, located beside Summit High School in one of the most expensive real estate areas in the state, will feature two- and three-bedroom detached single-family homes that integrate seamlessly into the surrounding community. Together, these sites offer diverse home types and sizes that open pathways to ownership for households across income levels. The project directly addresses Bend’s acute workforce housing shortage, where employers across sectors report that high housing costs limit growth and hinder recruitment. All homes will be Earth Advantage Platinum certified, solar-equipped, energy efficient, and designed for climate and wildfire



	resilience, providing extremely low utility costs, often between \$15–\$35 per month. By pairing public land, nonprofit development expertise, and LIFT investment, this project strengthens workforce retention, expands access to high-opportunity neighborhoods, and establishes a scalable model for lasting community benefit.
Anticipated closing date:	December 2026
Equity Indicators:	Meets Standards
ERJ Strategy:	Organizational Equity Bend-Redmond Habitat integrates equity and belonging into its core values and adjusts practices based on listening sessions. This feedback has led to expanded credit-building workshops, stronger partnerships with culturally specific organizations, and improved Spanish-language outreach. Equity is shared across staff roles, supported by annual fair housing training and continuous process improvements. Leadership reflects lived experience through the addition of a Habitat homeowner to the board, and progress is measured using applicant data, staff feedback, homeowner surveys, and representation metrics. Underserved Communities The project centers households that are first-generation homebuyers, who face barriers such as limited financial education, low household wealth, and unfamiliarity with homebuying. Rapidly rising home prices in Central Oregon intensify these obstacles. Habitat addresses them by providing credit-building workshops, bilingual support, and tailored homebuyer education informed directly by community listening. Nearly one-quarter of recent Habitat buyers identify as first-generation, demonstrating both need and effectiveness. Procedural Equity Habitat employs multiple engagement methods including listening sessions, surveys, workshops, and one-on-one support, to shape program improvements and home design. Participants were compensated, reinforcing respect for community input. Feedback from both formal engagement and long-term homeowner relationships has influenced home features and the mix of home types across neighborhoods. Engagement continues through education, surveys, and post-purchase communication.



	Distributional Equity MWESB-eligible firms are intentionally included in procurement through COBID outreach, clear RFP language, and certification guidance. Marketing follows an Affirmative Fair Housing approach, relying on culturally specific partners for outreach, financial literacy education, and translation. Buyers receive individualized financial coaching, multilingual materials, HUD-approved education, and extensive pre-/post-purchase support. Partnerships with the Latino Community Association, The Father’s Group, and NeighborImpact ensure that resources reach historically excluded households.
Additional Features:	Bend-Redmond Habitat’s affordability model ensures buyers can sustain homeownership by structuring mortgages around what households can reasonably afford and layering in down-payment assistance when needed. More than half of Habitat’s 62 previously LIFT-funded homes have served buyers earning 60% AMI or less. Through financial coaching, required education, and a community-building program that connects buyers before move-in, the initiative supports long-term stability for first-time homeowners.
Alignment with Statewide Housing Plan:	• Homeownership



Rendering of Stone Creek Commons

DATE: October 2, 2026

TO: Housing Stability Council
Andrea Bell, Executive Director

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

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

Summary

During the 2025 Legislative Session, the Legislature passed three bills that focus on how Oregon Housing and Community Services (OHCS) programs are serving unaccompanied youth and households with children. These bills indicate heightened legislative interest in how OHCS' Housing Stabilization Division (HSD) programs address childhood and youth homelessness. In response, OHCS is conducting a landscape analysis focused on how HSD programs serve these populations. This project 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.