Housing Stability Council

MEETING MATERIALS PACKET

Daly Estates
Bend, Or.

September 11, 2026
9:00 a.m. – 12:15 p.m.
Oregon Housing & Community Services
Webinar

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

AGENDA

September 11, 2026 9:00 a.m. – 12:15 p.m.
Oregon Housing and Community Services
725 Summer St NE, Salem OR 97301

Webinar Mtg Only
Public **register** in advance for this webinar
**Please note the public hearing process*

OREGON HOUSING & COMMUNITY SERVICES
HOUSING STABILITY COUNCIL

TIME	TOPIC	SWHP Priority	ACTION
9:00	**Meeting Called to Order**		Call Roll
9:05	**Review & Follow-up Action Items**		Briefing
9:10	**Report of the Chair**		Briefing
9:20	**Report of the Director**		Briefing
9:45	**Report of the Deputy Director (pg. 04)** **Caleb Yant,** *Deputy Director;* **Matthew Harris**, *Chief Financial Officer;* **Mariah Acton**, *Strategic Business Analyst;* **Emma Lowe,** *Operations & Policy Analyst* • **Operational Excellence Initiatives** o Legislative Implementation Tracking o Financial Resilience in a Declining Budget Environment		Briefing
10:30	**Break**		
10:40	**Affordable Rental Housing Division (pg. 17)** **Natasha Detweiler-Daby,** *Director of Affordable Rental Housing (ARH) Division* • **Permanent Supportive Housing (PSH)** *Dana Schultz, Supportive Housing Strategy Lead; Michael Johnson, Affordable Rental Housing Division Advisor* o PSH Outcomes Report o Intensive PSH Executive Order update • **Public Testimony comments in accordance with ORS 456.561** o Opening and closing time for public testimony on transactions and recommendations • **Transactions:** *Tai Dunson-Strane, Assistant Director Production* o Compass Points o Central at Wake Robin o Armonía fka Downtown McMinnville o Lupine Hills fka Chenowith Affordable Housing • **ORCA Recommendations:** *Amy Cole, Assistant Director Development Resources* o Campus Court o Forest Grove PSH		Briefing Decision Decision

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.

OREGON HOUSING & COMMUNITY SERVICES
HOUSING STABILITY COUNCIL

	○ Gant Gardens ○ Milltown Landing ○ Oregon City Trio ○ Wickiup Station Apartments III • **LIHTC Qualified Allocation Plan Proposed Updates:** *Jacqueline Santiago, Senior Tax Credits Program Manager; Brandi Glasser, Development Resources Manager* • **Monthly ORCA Update** *(no presentation)*	Briefing
12:10	**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
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To: Housing Stability Council Members
Director Bell

Prepared by: Caleb Yant, Deputy Director
Matthew Harris, Chief Financial Officer
Mariah Acton, Strategic Business Analyst

Subject: Operational Excellence in Times of Uncertainty

Date: September, 2026

OHCS began Operational Excellence Initiatives in late 2022, with initial focus on delivering on public expectations in the 2023-25 biennial budget. At that time, Operational Excellence was focused on ensuring operations were at speed of ahead of programmatic and policy aspirations. These efforts have led to a greater, and agencywide embraced culture of public accountability to implementing legislative investments. As OHCS prepares for a different economic environment heading into legislative session in 2027, the ability for Operational Excellence initiatives to pivot and meet current organizational needs is critical. The purpose of this memo is to provide updates on two current focus areas of operational excellence, and is done to keep the Council informed on progress made in carrying out the department's responsibilities for housing programs.

Focus Area One – Legislative Implementation Tracking

Background

Over the past two biennia, OHCS has undertaken a major effort to improve the agency's ability to forecast, monitor, and transparently report out on the implementation of key legislative investments in the form of a Legislative Project Portfolio initiative. Through advances in deployed technology, increased intentionality around internal relationship building and role clarity, and centralized portfolio monitoring support, OHCS has improved internal coordination, consistency, and predictability of our legislative implementation efforts.

Our **Legislative Implementation Tracking system** has built comprehensive and connected databases for the key processes across the agency, which we refer to as "**Critical Paths**." As appropriate for the investment type, legislative projects work through these Critical Paths before being implemented to serve the public. These Critical Paths are procurement and fund offering, administrative rulemaking, and oversight by the Housing Stability Council.

In addition, the agency employs what we call "**Standards of Excellence**" at the time of project intake and initial planning. Representing 12 different perspectives around the agency, these Standards are in part how we embed the agency's values into our project implementation planning. In particular, processes like the Racial Equity Analysis Tool, use of data and research, and commitment to community engagement are thus systematically considered for every legislative project.

Finally, **internal monthly monitoring and reporting** ensures that all internal stakeholders stay on the same page as projects encounter challenges and move forward to successful completion.

The 2025-27 Legislative Project Portfolio

For the 2025-27 biennium, OHCS Legislative Project Portfolio has **a total of 45 tracked projects**—38 of which were initiated as a result of the 2025 Legislative Sesion and the remaining 7 projects came out of the 2026 Legislative Short Session. A summary table of the full portfolio with project description and status is included as an appendix at the end of this memo. A breakdown of projects by program Division and Critical Path can be seen here.

# of Projects by Program Division	
Affordable Rental Housing	19
Homeownership	9
Housing Stabilization	17

# of Projects by Critical Path	
Grants & Procurement	19
Funds via ORCA	11
Funds via NOFA	3
Rulemaking	19
Housing Stability Council	23
Legislative Reports	7

As of September 1, **<u>26 projects</u> (or 58%) of the Legislative Project Portfolio have been completed**. In order for a Legislative Project to be considered complete, all applicable Critical Path activity must be fully complete. This means that project completion and funds "getting out the door" are not necessarily on the same timeline. In many cases, funding is made available and put to use in the state before processes such as administrative rulemaking have fully completed or negotiations with a single grantee out of many could also keep a project from being considered fully complete.

Among the agency's internal operational performance metrics, we watch for projects to be complete within a 20% variance of their originally forecasted timeline. At this point in time, **73% of the 26 complete projects were fully completed within that 20% variance window**. To improve our future forecasting accuracy, we track reasons for project timeline variances—both early and delayed completion.

<u>Legislative Projects Engagement at Housing Stability Council</u>

Of the 45 legislative projects in the 2025-27 biennium portfolio, **<u>19 projects</u>** have been seen thus far by Housing Stability Council, generally through a briefing either at Council or via a memo in the Council packet. An <u>additional **4 projects**</u> are slated to engage with the Council before the end of the biennium, 1 of which will include a Council decision point. In total, **51% of the legislative project portfolio** has or will be seen in some fashion by the Council.

Of the 19 projects that have already engaged with Council, **3 have received a decision by the Council** – all projects involving either a NOFA, ORCA, or program framework. The majority of engagements have been briefings. In terms of forecasting the Housing Stability Council's agenda, 8 legislative projects went to Council as originally forecasted, the remaining 11 were delayed by an average of 2 months. The table below captures each of the legislative projects that have or will be seen (in *italics*) by the Council.

25-27 Legislative Projects at Housing Stability Council			
Div	**Project ID**	**Project Name**	**Engagement Type**
ARH	2527-0001	OAHTC & Preservation Risk	Briefing - Memo Only

ARH	2527-0002	Senior Housing Development Initiative	Program Framework Intro, then Decision
ARH	2527-0003	MIRL	Briefing
ARH	2527-0005	Direct Lending / Permanent Financing	Briefings (2)
ARH	2527-0006	Article XI-Q Bond ORCA Offerings	ORCA Framework Intro, then Decision
ARH	2527-0009	Lottery Bonds for Project Stabilization and General Preservation	Briefing - Memo Only
ARH	2527-0011	Formalization of Preservation Program	Briefing
ARH	2527-0013	PuSH Program Updates	Briefing - Memo Only
HOD	2527-0014	LIFT Modular	Briefing
HOD	2527-0015	XI-Q LIFT for Homeownership	NOFA Framework Briefing
HOD	2527-0017	Lottery Bonds for MH Park Preservation	NOFA Framework Intro, then Decision
HSD	2527-0022	Statewide Shelter Program	Briefing
HSD	2527-0024	Shelter Funding Recommendations Budget Note	Briefing
HSD	2527-0029	Eviction Prevention (Budget Note)	Briefing
HSD	2527-0030	Tribal Housing Funding	Briefing
HSD	2527-0033	Infant Priority Momnibus	Briefing
HSD	2527-0034	Youth Homelessness	Briefing
HSD	2527-0036	OEAP Expansion	Briefing
HSD	2527-0038	RAY Program Improvement	Briefing
ARH	*2527-0004*	*Asset Management for HDC Contract*	*TBD*
ARH	*2627-0040*	*Rental Preservation (2026 Investments)*	*Briefing - Memo Only*
ARH	*2627-0042*	*Mixed Income Revolving Loan Fund*	*Briefing*
HOD	*2627-0045*	*Homeownership Preservation*	*Other Decision*

Impact of Engagement, Rule Making, and REAT on Legislative Projects

Authentic engagement with our stakeholders is critical for how programs are meaningfully aligned to the needs of Oregonians. In addition to valuable engagement through Housing Stability Council, **30 projects have reported leveraging additional engagement efforts**, many of which have been quite extensive undertakings; **19 projects** have or are in the process of going through administrative rulemaking; and **18 projects have utilized racial equity analysis** to inform implementation.

Below are examples of how these various engagement efforts have had meaningful impact on our implementation of legislative projects.

Project #2527-0015: XI-Q LIFT for Homeownership

OHCS carried out a multi-month engagement process to gather partner perspectives on the LIFT Homeownership program and guide improvements to the upcoming NOFA. This outreach included a kickoff survey with 30 diverse partners from across Oregon, three in-depth focus groups, two large public meetings reaching nearly 100 attendees, and a satisfaction survey to refine proposed changes. Partners shared candid feedback about barriers to accessing LIFT funds, including the burdens of the current first-come, first-served process, challenges for small, rural, emerging, and culturally specific organizations, oversubscription concerns, and the need for more predictability, transparency, and early-stage support.

These engagement efforts were complimented by the rulemaking process for this body of work. Particularly in regard to the home inheritance portion of the policy, Rules Advisory Committee (RAC) participants expressed significant concerns with the policy as written and requested more flexibility than was provided in the initial language. OHCS worked with DOJ to develop the most flexible policy allowable under statute. The new policy was presented to the larger Homeownership Development network during a quarterly partner call. Partners who wanted to provide additional feedback were included in a follow-up meeting that concluded the new policy is workable and provided OHCS valuable feedback on the future implementation of the policy.

In direct response to this outreach, OHCS incorporated several major changes into the 2026–2027 program design. The new biennial NOFA schedule provides clearer planning horizons and flexibility; the phased application process lowers entry barriers and respects partner capacity; revised set-asides better balance support for both small organizations and larger developers; and a new revolving predevelopment loan fund helps under-resourced partners become shovel-ready. These updates, along with refinements to evaluation criteria and expanded technical assistance, ensure that the NOFA more effectively reflects the needs expressed by partners and is better aligned with the realities of an oversubscribed, rapidly scaling statewide homeownership development ecosystem.

Project #2527-0022: Statewide Shelter Program

On September 5, 2025, HSD attended the HSC to provide an overview of our approach to creating a Statewide Shelter Program. We gave an update on our engagement strategies that informed the program design, rules and manual, and the development of a Request for Application. We invited HSC members to reflect on the Statewide Shelter Program implementation planning. Input helped solidify our approach to the RFA and to ensure it was accessible, reduced administration burden, and that the evaluation process reflected the needs of the community.

We tailored engagement sessions to each audience and offered a survey for those wishing to provide anonymous feedback or those who were not able to attend a listening session:

- Ninety-eight individuals across all 36 Oregon counties participated in listening sessions,
- Sixty individuals completed a survey, and
- Fifteen people with lived experience participated in a listening session at the Peerpocalypse event hosted by The Peer Company—most session attendees had experienced homelessness within the last two years, including five participants who were currently homeless.

The engagement topics were primarily driven by the requirements in HB 3644 to adopt specific administrative rules. In addition to the engagement above, we held a RAC and public comment period where we received and integrated extensive feedback from our partners. Topics included minimum requirements for shelter, shelter operations, minimum requirements for vehicular camping, and basic freestanding structure programs. Additionally, they included new policies on low-barrier and non-exclusionary shelters, new policies on exit and separation from shelter services, and funding formula.

Project #2527-0036: OEAP Expansion

The Oregon Energy Assistance Program Community Engagement Project was developed to gather comprehensive input from partners, providers, advocates, utilities, and program participants to better understand how OEAP is functioning statewide and how it can be strengthened.

Engagement included four facilitated sessions focused on access and outreach, equity and energy burden, program design and delivery, and accountability and communication, bringing together Community Action Agencies (the contracted OEAP service delivery network), utility partners from PGE and Pacific Power, advocacy organizations such as CUB, regulatory partners including the Oregon Public Utility Commission, as well as additional community-based stakeholders. These provider-focused sessions relied on structured breakout discussions and facilitated dialogue to collect operational, policy, and system-design insights. To ensure candid, protected participant feedback, separate listening sessions were conducted and facilitated independently by a third party, with no OHCS or CAA staff present and all participant input fully de-identified before being shared.

Through all sessions, attendees emphasized opportunities to simplify documentation requirements, strengthen statewide consistency in application processes, expand both phone- and online-based access pathways, modernize OPUS with document-upload capability, improve proactive outreach and annual application notifications, and enhance coordination with utilities to prevent disconnections while applications are pending. As we move into the next phase of this project, OHCS will compile these recommendations into a proposed set of improvements and then bring those ideas back to the broader community for additional feedback before any implementation efforts occur.

Projects 2527-0033, 2527-0034, 2527-0038: Youth and Families Policy and Program

The Youth and Families Policy and Program (YFPP) Project was initiated in response to three policy bills from the 2025 legislative session which indicated a heightened interest in how OHCS programs are addressing youth and family homelessness. While these three bills were addressed through individual legislative project implementations, the YFPP landscape analysis will result in an analysis and comprehensive overview of program availability and outcomes, while seeking to identify gaps in resource availability and opportunities to prioritize these populations. Engagement has been key in informing the findings of this project. The project has sought and incorporated input from Housing Stability Council on two occasions, with the intent of returning in the Fall to share final conclusions. Engagement has also taken place with select community partners, specifically through a convening with grantees and subgrantees of the Youth Emergency Housing Assistance (YEHA) program, and individual meetings with State Agency partners to further understand shared successes, challenges, and opportunities for improved collaboration in serving youth and families.

The project team identified that an analysis of HSD programs and where unaccompanied youth and households with children are represented cannot be done without the inclusion of the perspectives of youth and families who have – or are currently – experiencing homelessness or housing instability. Therefore, engagement with households with lived experience is a key component of this project. Two focus group discussions were coordinated in partnership with, and facilitated by, The Peer Company, with conversations centered around what types of assistance participants have found most helpful and what have been the primary challenges or barriers faced, with a specific focus on the experiences unique to being a young person or parenting.

The REAT has been used to inform the project throughout implementation, including the approaches taken with engagement. A key barrier identified during REAT discussions were limitations for HSD to offer fair compensation to households with lived experience when sharing their expertise. Thanks to a commitment from HSD and OHCS leadership in identifying a solution, the YFPP project was able to offer fair compensation for all focus group participants. Additional outcomes from the REAT and feedback received across all engagements are in the process of being carefully considered so that they may inform the project conclusions and final report to the greatest extent possible.

Focus Area Two – Financial Resilience in a Declining Budget Environment

Overview

Over the past year and a half, the Chief Financial Office (CFO) has prioritized strengthening the Department's financial resilience in anticipation of declining investment from the federal government and the state legislature. This has resulted in two core initiatives:

1. To pressure test, adopted changes, and therefore increase the financial resilience of OHCS, specifically as it relates to the sustainability of administrative funding for critical operations in declining investment scenarios
2. To increase the efficiency of our lending programs to sustain production in communities across the state with diminished or even no new state or federal housing production investments.

This memo will briefly outline progress on both initiatives in continued pursuit of operational excellence.

Sustainable Funding for Operations:

Two critical areas of enhancement have been prioritized by the CFOs office; financial reporting and fiscal policies.

From a financial reporting perspective, OHCS faces unique challenges which make actionable financial reporting challenging. First, unlike private industry whose budgets are set based on anticipated cash balances, cashflows, revenues, and expenses, OHCS's Legislative budgets are built on expenditure limitation. Expenditure limitation is derived from an estimation of how much revenue is expected within a biennium in addition to existing cash on hand. These projections occur at a point in time, up to 3 years from when anticipated expenditures will occur, meaning actual cash available to spend can vary from expenditure limitation significantly. Second, unlike most state agencies, OHCS has lending activities that are constantly monitored by rating agencies based on a variety of economic conditions. The requirement to meet and surpass reserve requirements constantly impacts the amount of funding which is liquid and can be used to support operations.

The result of these complexities is that multiple budget management tools are needed, all of which must be reconciled, and are utilized for different purposes. These include:

- Section Operating Budgets – This report is produced based on the initial budget development process with each individual manager. Managers are able to view updates monthly and can see expenses charged to their section each month compared to the final Section Operating Budget approved by executive leadership. Managers can see individual expenses, trends, and monitor their progress throughout the biennium. These expenditures then roll into the Program Operating Budget reports.
- Program Operating Budgets – This report provides financial information for each program throughout the agency. The program expenditures are fully loaded with the section operating costs, personnel costs, indirect costs, and program payments. This report assists managers with managing funding for various programs and provides visibility on the costs associated with running a specific program to support decision-making and budget forecasts.
- Program Revenue and Subsidization – This report specifically allows program managers and divisional leadership to observe, monthly, which programs with excess cash subsidize other programs that have potential shortfalls. This information complements the Program Operating Budget report to inform leadership which programs may need evaluation and supports further decision-making and effective budget planning.

A few high level takeaways from these reports are as follows:

- The total operating expenses for OHCS for the 2025-27 biennium are $83,563,907, consisting of $54,792,802 in staffing related costs, and $28,771,105 in services and supplies costs.
- 51 programs are projecting subsidization needs, and that subsidization can be met sustainably and within fiscal policy parameters
- These tools are being refined to forecast operating fund sustainability for future biennia in a variety of funding scenarios, including no-growth and declining budgets

From a fiscal policy perspective, OHCS has adopted specific financial policies that are intended to control expenses and build reserves. These include:

- Administrative Funds Policy – This policy is intended to ensure that the Department has sufficient reserves to cover the costs of administering legislatively mandated programs. The policy outlines how subsidization can occur within and across program areas and subsidization is limited to programs with similar goals, outcomes, and/or legislative intent as determined by the Executive Director and Chief Financial Officer. This policy has a goal of establishing at least one year of operational reserves before utilizing any source as a potential pot for subsidy.
- Investment of Funds Policy – This policy is intended to ensure that the Department judiciously manages all cash reserves and sets expectations for use of reserve funds, primarily around bonded debt. The Investment Policy is reviewed by the State Treasurer's Office to ensure compliance with State banking regulations where applicable.
- Cost Containment Policy – The OHCS Executive Leadership Team implemented a policy around Cost Containment in 2025 in accordance with the Governor's mandated reductions for the 2025-27 biennium during the 2026 legislative session. This policy sets expectations in a cost constrained environment around travel, continuing education, conference sponsorship, and home office equipment purchasing.

Each of these policies are intended to support the long-term sustainability of operations for OHCS.

Sustaining Lending Production:

As Oregon's Housing Finance Agency, OHCS can act like a public bank, executing financial transactions which generate low-cost capital, and then lending that capital to homeowners or developers at a rate and/or with terms below what the private market can provide. OHCS has made substantial progress in expanding lending in a variety of self-sustaining ways. Highlights include:

The Homeownership Division (HOD) developed and launched new single-family lending products for first-time homebuyers and low to moderate income Oregonians in the form of FirstHome and NextStep. These products were launched in November of 2024 after receiving approval from the Housing Stability Council. This marked a shift away from the traditional bond program where the Department would purchase and hold individual mortgages of Oregon's First Time Homebuyers. The Department now securitizes loans into Mortgage-Backed Securities (MBS), which are guaranteed by one of the Government Sponsored Enterprises (Fannie Mae, Ginnie Mae, Freddie Mac). These MBS can be either sold to private investors through the "To Be Announced" (TBA) lending market for a lump sum cash payment or held within the Department's bond indentures to generate mortgage repayments.

The new products under Flex Lending, FirstHome and NextStep have been popular, driving almost double the demand of prior years, with production details as follows:

Flex & Legacy Bond YTD Purchases									
Year	Combined		NextStep		FirstHome		Legacy Bond		Avg. Ln. Amt.
	Units	Volume	Units	Volume	Units	Volume	Units	Volume	
2026	**415**	**$126,831,209**	**51**	**$16,018,797**	**364**	**$110,812,412**	**0**	**$0**	**$305,617**
2025	954	$299,439,750	241	$80,555,134	633	$194,274,422	80	$24,610,194	$313,878
2024	592	$184,404,835	191	$61,897,509	4	$1,524,046	397	$120,983,280	$311,495
2023	526	$159,625,181	68	$22,344,865	N/A	N/A	458	$137,280,316	$303,470
2022	504	$151,290,191	N/A	N/A	N/A	N/A	504	$151,290,191	$300,179
2021	434	$116,777,427	N/A	N/A	N/A	N/A	434	$116,777,427	$269,072
2020	578	$145,142,208	N/A	N/A	N/A	N/A	578	$145,142,208	$251,111
2019	610	$141,354,803	N/A	N/A	N/A	N/A	610	$141,354,803	$231,729
2018	1130	$254,329,784	N/A	N/A	N/A	N/A	1130	$254,329,784	$225,071
2017	640	$133,846,270	N/A	N/A	N/A	N/A	640	$133,846,270	$209,135
2016	332	$60,273,321	N/A	N/A	N/A	N/A	332	$60,273,321	$181,546
2015	368	$62,909,134	N/A	N/A	N/A	N/A	368	$62,909,134	$170,949
2014	382	$59,633,742	N/A	N/A	N/A	N/A	382	$59,633,742	$156,109
2013	419	$63,182,376	N/A	N/A	N/A	N/A	419	$63,182,376	$150,793
2012	434	$61,256,296	N/A	N/A	N/A	N/A	434	$61,256,296	$141,144
2011	620	$90,885,862	N/A	N/A	N/A	N/A	620	$90,885,862	$146,590
2010	37	$4,993,996	N/A	N/A	N/A	N/A	37	$4,993,996	$134,973
2009	381	$58,805,510	N/A	N/A	N/A	N/A	381	$58,805,510	$154,345
2008	1598	$281,802,764	N/A	N/A	N/A	N/A	1598	$281,802,764	$176,347

The Affordable Rental Housing Division relaunched its Multifamily Direct Lending programs in July of this year. Senate Bill 684 (2025) provided the Department with the authority to hire several staff and pursue new lending strategies. The Department has restored its ability to make direct loans to multifamily development projects through either the HUD Riskshare or Elderly & Disabled (E&D) programs. HUD Riskshare is available to all affordable rental developers, but E&D is constitutionally restricted to only finance projects that support elderly or disabled residents. Direct Lending is expected to provide two main benefits:

- First, it can lower cost and therefore increase the ability of projects to carry debt, which will cause a proportional reduction in public subsidy needs. Based on six recently closed transactions, if OHCS was the lender, debt would've been 88bps cheaper, meaning the debt could've increased, and gap subsidy could have decreased by approximately 11%.
- Second, by providing direct lending, OHCS not only earns a similar issuance fee as it would acting as a conduit issuer, but also earns the spread income between the cost of borrowing, and the expected interest rate return on the loan. This expected spread income, generated over time, will allow OHCS to continue to encourage housing production even when State and Federal resources are declining or unavailable. OHCS continues to strategize on how to most effectively deploy direct lending, specifically by considering mixed income developments, construction lending, and new direct lending products in today's financial environment.

Conclusion

OHCS is heading into the 2027 legislative session in a relatively strong financial position, however funding growth is expected to be limited given the current economic environment. Oregonians across the State have seen their expenses rise as inflation, tariffs, increase shipping costs due to high diesel prices (just to name a few). There is consequently a greater need for government services, especially with a critical necessity such as housing. The CFO division will continue to develop and provide robust financial reporting and expend policies to support the fiscal health of the agency. Similarly, OHCS will continue to be fiscally responsible with administrative expenses, plan for known program shifts, and look to maximize lending opportunities to support sustainable revenue to continue to provide services Oregonians rely on, both in times of growth and periods of economic uncertainty.

Appendix 1:

	PROJECT NAME	PROJECT DESCRIPTION	CURRENT PROJECT STATUS	Forecasted Project End Date	Revised Project End Date	Actual Project End Date
ARH	**OAHTC & Preservation Risk**	House Bill 2087 made changes to the Oregon Affordable Housing Tax Credit (OAHTC) program. The bill expands eligibility for the credit by adding "qualified mortgage loan funds" to the definition of eligible loans and allows a new pass-through exemption to support the preservation or rehabilitation of housing in financial or physical distress. OHCS will focus on putting these changes into action by updating how the program works. These updates help strengthen the state's ability to preserve affordable housing.	Complete	01/01/26	04/06/26	04/06/26
ARH	**Senior Housing Development Initiative**	OHCS is creating a new housing initiative focused on older adults and people with disabilities, This program will encourage the development of housing that meets the specific needs of these groups. As part of the initiative, OHCS will support opportunities for technical assistance by funding education efforts or providing grants to third-party organizations to developers, affordable housing service providers, planners, local governments and other partners developing housing for older adults.	In Progress	11/30/26	11/02/26	
ARH	**MIRL**	Senate Bill 48 makes several key updates to Oregon's Moderate-Income Revolving Loan (MIRL) Program by expanding how local governments can repay loans—allowing them to use broader funding sources if they commit their full financial backing—which opens the door for projects on tax-exempt land to qualify. It also clarifies the responsibilities of county tax assessors, updates program definitions, and adds new terms to improve clarity and usability of the program manual.	In Progress	06/01/26	09/04/26	
ARH	**Asset Management for HDC Contract**	OHCS will contract with Housing Development Center, Inc. to support affordable housing property management.	In Progress	12/31/25	06/30/27	
ARH	**Direct Lending / Permanent Financing**	Senate Bill 684 requires OHCS to restart direct lending and provides staff resources to do so. This is a role the agency is taking on again after a 20-year hiatus. As a state housing finance agency, OHCS has access to loan products private lenders don't have. This includes HUD risk-share and state Elderly and Disabled Bonds. By becoming a direct lender, the state does not have to rely as much on subsidies to fund affordable housing developments and can help state legislative investments go farther.	In Progress	06/30/26	11/30/26	
ARH	**Article XI-Q Bond ORCA**	Senate Bill 5505 funds the existing Local Innovation Fast Track (LIFT) program which funds affordable housing development.	Complete	07/11/25		07/11/25

	Offerings					
ARH	**PSH Improvement**	House Bill 5011 increases the subsidy per permanent supportive housing unit from $10,000 to $15,000. This will help housing providers better meet the needs of those who have experienced chronic homelessness and maintain financial and operational viability of these properties. Rent assistance subsidies remain at 60% AMI.	Complete	09/01/25		09/01/25
ARH	**XI-Q Analysis for Preservation (Budget Note)**	OHCS will report on the use of Article XI-Q bonds to support affordable housing preservation. The report will include information about the opportunities and constraints of Article XI-Q bonds to preserve affordable housing properties and recommended strategies for using the bonds.	Complete	12/31/25	01/09/26	01/14/26
ARH	**Lottery Bonds for Project Stabilization and General Preservation**	The legislature committed $50 million in lottery-backed bonds to be used to help acquire, stabilize, renovate, and maintain affordable housing properties. OHCS will review data, look at recent preservation efforts, and work with partners to make sure the funds are used to preserve and stabilize properties with the highest priority needs. The first step will be deciding how to use the funds to preserve and stabilize affordable housing properties. This includes planning and investing portfolio stabilization funds.	Complete	10/01/25	10/03/25	10/08/25
ARH	**Predevelopment**	House Bill 2964 made updates to the list of organizations that can use the existing predevelopment loan program.	Complete	01/01/26		12/29/25
ARH	**Formalization of Preservation Program**	OHCS will establish an affordable rental housing preservation program. This program will identify current and future needs, set clear priorities, coordinate response efforts, and regularly report on progress around preserving affordable rental housing.	In Progress	07/01/26	11/01/27	
ARH	**Mixed Income Report**	The Mixed Income Report will include recommendations for creating a revolving loan program to support building housing for people with a mix of income levels. It also looks at how to provide long-term financing for this type of housing and suggests any changes to state laws that might be needed.	Complete	11/17/25		11/17/25
ARH	**PuSH Program Updates**	In 2025, the Oregon Legislature updated the PuSH (Publicly Supported Housing) rules to better support the preservation of affordable rental housing with expiring affordability agreements through Senate Bills (SB) 32 and 973. SB 32 requires improved reporting and data from the state's list of publicly supported housing to be publicly available. SB 973 adds new requirements for affordable housing property owners. Owners must give clear notice to all new applicants and new tenants on when affordability restrictions on a property are set to end. The notice to current tenants now must be given earlier - at least 30 months in advance. Both notices must follow a	Complete	12/01/25	05/01/26	05/08/26

		standard format provided by OHCS, translated in the five most commonly spoken languages in Oregon.				
ARH	**LIFT (2026 Investments)**	Additional rental LIFT funding for projects	In Progress	06/15/27		
ARH	**Rental Preservation (2026 Investments)**	HB 4036 establishes the "Housing Opportunity, Longevity and Durability Fund" for preservation. Allocates funding for administration of the fund.	In Progress	12/04/26		
ARH	**Portfolio Study on Efficiency**	This project produces a report to the Oregon Legislature, due December 1, 2026, identifying barriers in state and federal requirements that affect the cost and efficiency of affordable rental housing. The findings will inform practical reforms to deliver housing to Oregonians faster and at lower cost.	In Progress	12/01/26		
ARH	**Mixed Income Revolving Loan Fund**	OHCS will develop and implement a program to provide below-market, short term loans for the development of mixed income housing.	In Progress	07/01/27	12/31/26	
ARH	**Accessibility Standards**	SB 1576 raises the accessibility requirements for any project funded with OHCS dollars. It states that any project funded by OHCS must meet the accessibility standards under section 504 of the Rehabilitation Act of 1973.	In Progress	01/01/27		
ARH	**MIRL (Technical Fix)**	House Bill 4037 makes minor technical fixes to the Moderate-Income Revolving Loan Program. Areas of the Program that were amended by HB 4037 include the affordability requirements, loan terms, documentation requirements, lien positions, and stakeholder responsibilities. Additionally, it formalizes some existing practices into the legislation of the Program.	In Progress	06/07/27		

	PROJECT NAME	**PROJECT DESCRIPTION**	**CURRENT PROJECT STATUS**	**Forecasted Project End Date**	**Revised Project End Date**	**Actual Project End Date**
HOD	**LIFT Modular**	OHCS will provide up to $25M in Local Innovation and Fast Track (LIFT) funding for affordable rental and/or homeownership projects. Additionally, the contractor, the Network for Oregon Affordable Housing (NOAH), will convene a working group to provide recommendations on project selection and technical assistance to awardees, and elevate	In Progress	09/15/27		

		knowledge and awareness about opportunities for factory-produced housing across Oregon.				
HOD	**XI-Q LIFT for Homeownership**	Article XI-Q bond funding for the Local Innovation and Fast Track (LIFT) Homeownership program provides gap subsidy to developers to build affordable homes for purchase. A Notice of Funding Availability for $100 million in LIFT funding will roll out in early 2026.	Complete	06/30/26		06/30/26
HOD	**Homeownership Dashboards**	External dashboard showing homeownership rates in Oregon, based on data from the American Community Survey	In Progress	03/31/26	09/30/26	
HOD	**Lottery Bonds for MH Park Preservation**	Acquisition of manufactured home parks to preserve long-term affordability (either by a resident cooperative or a nonprofit organization). This can include addressing deferred maintenance of park infrastructure.	Complete	01/30/26	02/02/26	02/02/26
HOD	**Foreclosure Avoidance Counseling (FAC)**	Funding for homeownership centers across the state to provide foreclosure avoidance counseling services.	Complete	10/10/25		10/10/25
HOD	**MMCRC Extension**	Extends the Dispute Resolution Advisory Committee (DRAC) and the Legal Assistance Program until January 2031.	Complete	08/06/25		08/06/25
HOD	**DPA**	Down payment assistance paired with OHCS mortgage lending products.	Complete	07/01/25		07/01/25
HOD	**MH Replacement**	The Manufactured Home Replacement Program works directly with owners of manufactured homes to replace their old and energy-inefficient home with a new, energy-efficient one. This is accomplished with financial assistance in the form of grants and forgivable loans. A manufactured home replacement navigator helps homeowners through the process of completing their individual home replacement project.	Complete	10/31/25	04/30/26	04/29/26
HOD	**Preservation of Manufactured Housing Communities**	The Preservation of Manufactured Housing Communities Program provides financial assistance to eligible resident groups and nonprofit organizations to preserve parks and prevent displacement of residents within important, naturally occurring affordable housing.	In Progress	06/30/27		

DATE:	September 11, 2026
TO:	Housing Stability Council Andrea Bell, Executive Director
FROM:	Dana Schultz, Supportive Housing Strategy Lead Amy Cole, Assistant Director of Development Resources Michael Johnson, Affordable Rental Housing Advisor Natasha Detweiler-Daby, Director of Affordable Rental Housing
SUBJECT:	Permanent Supportive Housing Program Outcomes 2020- 2025

Summary: The Affordable Rental Housing Division is sharing a Permanent Supportive Housing (PSH) Outcomes Report which reflects on the first five years of the program impact.

PSH Outcomes 2020 – 2025

The OHCS Permanent Supportive Housing (PSH) Program was established through legislative investment in 2019 to serve households experiencing chronic homelessness. OHCS developed and implemented the program leveraging industry expertise and committed to building statewide capacity through training and technical assistance delivered through a partnership with the Corporation for Supportive Housing.

PSH is a best practice and proven strategy to successfully house people experiencing chronic homelessness. PSH serves households who need more than just rental assistance to support maintaining stable housing, often due to the challenges of living with disabling conditions, including mental illness and substance use, alongside their experience of long-term homelessness. As a structure, in addition to the affordable housing unit, PSH combines long-term rental assistance and wraparound services. The PSH Program at OHCS provides funding for these three essential elements, allowing partners to create site-based PSH that best serves households experiencing chronic homelessness.

The following report documents PSH program efforts to expand PSH capacity, stabilize chronically homeless households, and strengthen service coordination. It also highlights system-wide pressures such as rising operating costs, increasing tenant acuity, and uneven access across geographies and communities. The data presents a picture of how PSH is functioning within Oregon's broader housing and homelessness landscape, illustrating both the program's impact and the operational realities shaping its long-term sustainability. The full report follows, and will be published later this month.

Oregon Housing and Community Services (OHCS) | 725 Summer St. NE Suite B, Salem, OR 97301 | 800-453-5511 | FAX 503-986-2020

Permanent Supportive Housing (PSH) Program Outcomes Report

2020-2025

Preview Copy for Housing Stability Council

September 2026

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Executive Summary

This report is a five-year look back at Oregon Housing and Community Services' (OHCS) Permanent Supportive Housing (PSH) Program. The report reviews the accomplishments of the PSH Program since its inception in 2019, along with a review of the tenant outcomes reported by the PSH project partners. The report also looks at the outcomes of the Oregon Supportive Housing Institute, a core technical assistance component of the OHCS PSH Program. The report finishes with an analysis and recommendations based on findings.

PSH is a best practice and proven strategy to successfully house people experiencing chronic homelessness. PSH serves households who need more than just rental assistance to support maintaining stable housing, often due to the challenges of living with disabling conditions, including mental illness and substance use, alongside their experience of long-term homelessness. PSH combines long-term rental assistance and wraparound services with permanently affordable housing units. The PSH Program at OHCS provides funding for these three essential elements, allowing partners to create site-based PSH that best serves households experiencing chronic homelessness.

In recent years, the Oregon Legislature has provided general obligation bond proceeds for the development of PSH units (capital financing) and General Funds to support ongoing PSH operations (project-based rental assistance and PSH services). This funding allows OHCS and its partners to add to the supply of permanently affordable and supportive housing. All three PSH Program funding components are accessed through the OHCS's Affordable Rental Housing Oregon Centralized Application (ORCA) process.

Goals of the PSH program are to:

- Increase the number of PSH units across the state
- Support long-term tenancy or housing retention (longer than 12 months) for people experiencing chronic homelessness
- Provide safe and supportive homes for people experiencing chronic homelessness
- Provide equitable access to PSH units
- Ensure long term viability for OHCS funded PSH projects

In reviewing the previous five years of the PSH Program, findings include:

- The PSH Program has effectively increased the number of PSH units across the state and should focus on prioritizing funding projects from rural and culturally specific partners.
- Retention outcomes reflect strong program performance.

- The PSH Program is effectively serving people of color experiencing chronic homelessness but is falling short in proportionally serving Hispanic/Latino/a/x households.
- PSH partners continue to face challenges in developing and operating PSH across Oregon.

Methodology

The PSH Program requires partners utilizing program funding to report to OHCS annually on outcomes. Reports include submission of the OHCS Annual Report Form and submission of homeless management information system (HMIS) data. Currently, in the state of Oregon, homeless and housing providers are using the same vendor for HMIS, WellSky's Community Services. HMIS data was combined with resource and project data reports from Prolink.

Accomplishments, Outcomes, and Findings

What has PSH Program Funding[1] created?

Between 2020 and 2025, the PSH Program awarded funding to 41 projects totaling 1,136 PSH units statewide. Of those, 27 projects and 763 units were open and operating at the end of 2025, with the remainder either under construction or working towards financial closing. This production came through three funding components: $200.7 million in development capital, $6.3 million in project-based rental assistance, and $9.4 million in services funding. Sponsors often pair OHCS PSH capital with locally funded rent assistance or pair OHCS operating funds with non-PSH development resources (e.g. LIHTC), which is why project and unit counts vary across the tables below. Units are concentrated in metro Oregon, where 49% of projects account for 55% of units, while rural communities hold 27% of projects but only 14% of units.

Table 1. PSH projects and units by stage of development, 2020-2025

Development Stage (at the end of 2025)	Projects	Units
Projects open and operating	27	763
Projects under construction	5	92
Projects awarded PSH funding and not yet under construction	9	281
Total Projects funded between 2020-2025[2]	**41**	**1,136**

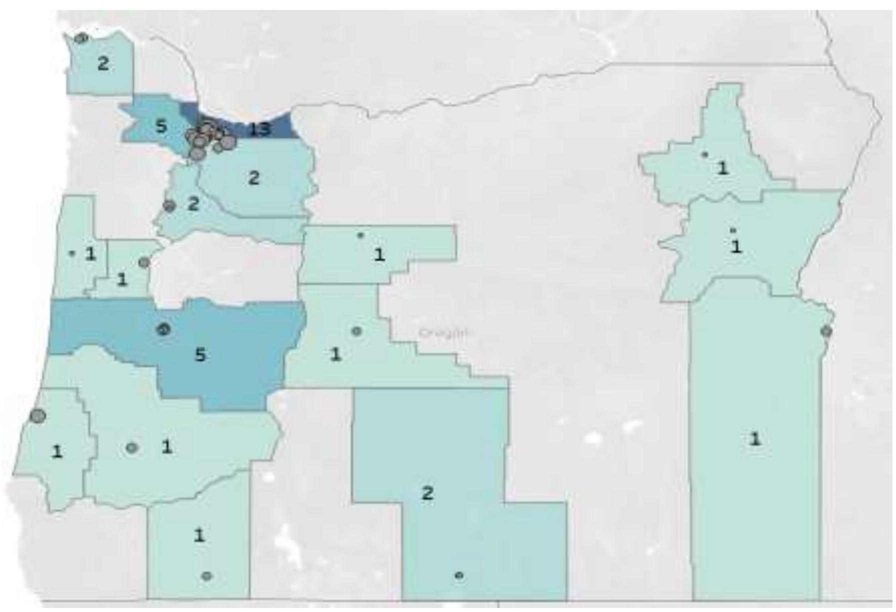
[1] PSH Program Funding is OHCS' PSH development capital, PSH project-based rental assistance, and/or PSH Services funding.
[2] The OHCS PSH Program was initiated in 2019, but program funding was first awarded in 2020.

Table 2. PSH program funding allocated, 2020-2025

Funding component	Amount allocated	Projects	Units	Notes
Development capital	$200,676,300	25	843	Article XI-Q Funding
Rental assistance	$6,278,447	33	762	Based on 60% AMI HUD rent limits
Services	$9,416,413	38	1,039	$10,000 per unit per year until 2024, then increased to $15,000 per unit per year

Table 3. PSH projects and units by geography

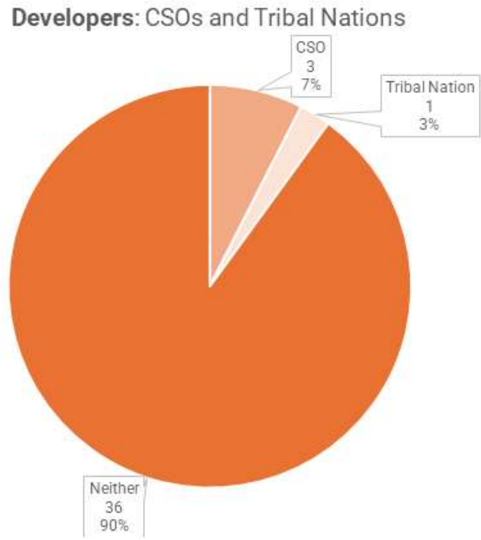
Geography	Projects	Units
Rural	27%	14%
Urban/Non-Metro	24%	31%
Urban/Metro	49%	55%

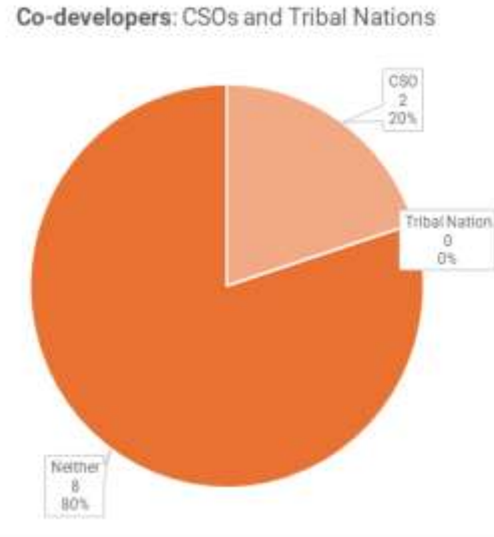


Who has received funding?

PSH funding has been awarded to both non-profit and for-profit affordable housing developers and owners, housing authorities, non-profit service providers including community action agencies, and local behavioral health authorities.

15% of PSH Projects include a culturally-specific organization (CSO) partner. Six CSOs have received PSH Program funding from OHCS, some as developers/owners, some as service providers, and some as property managers. One Oregon tribe has received PSH funding. The charts below show the developer and co-developer makeup of PSH projects through 2025, indicating only 12% of PSH developers and co-developers are CSOs or Tribal Nations.





PSH Tenant Demographics and Outcomes

Quantitative Review

Below is a review of the quantitative tenant outcomes of the OHCS PSH Program between January 2020 and December 2025. If not provided here, see Appendix A for data disaggregated by race/ethnicity, where possible.

Households served and housing retention

Total Households Served: **607**[3] Total Individuals Served: **833**

The following chart shows the percentage of PSH tenants for the identified races and ethnicities, compared to the percentages of each race and ethnicity within unsheltered homelessness data in Oregon. The side-by-side comparison is designed to show if access to PSH Program units is proportional to need reflected in the data.

[3] Note that households served is lower than PSH units in operation. This is due to some projects operating less than 12 months and not being required to report in 2025.

Table 4. PSH tenants by race and ethnicity, compared with 2025 unsheltered PIT count

Race and ethnicity	% in OHCS PSH Units	% in unsheltered homeless PIT Count 2025[4]
American Indian, Alaska Native, or Indigenous	8.4%	4.3%
Asian or Asian American	0.4%	0.7%
Black, African American, or African	15.8%	8.3%
Hispanic/Latina/o	4.2%	10.9%
Middle Eastern or North African	0.6%	0.2%
Multiracial/ethnic	12.8%	5.3%
Native Hawaiian or Pacific Islander	1.6%	1.1%
Unknown	1.8%	9.5%
White	54.4%	59.2%

The Portland State University (PSU) 2025 Oregon Statewide Homelessness Estimates report identifies Black, Indigenous, and other People of Color (BIPOC) unsheltered homelessness at a rate of 34.56% based on 2025 Point-In-Time (PIT) Count data. When aligning methodologies with the PSU report, **OHCS data reveals 44% of tenants served by the OHCS PSH Program were BIPOC.** [5] See the *Analysis, Recommendations, and Next Steps* for further review of the above data.

Table 5. Positive housing retention outcomes, 2021-2025

Retention measure	Result
Percent of households who remain in their PSH Unit or have an exit to a permanent housing situation	87%
Of the projects open 13 months or longer (as of 12/31/25), the percentage of households that had a length of stay (LOS) of at least 12 months	71%
Of the projects open 13 months or longer (as of 12/31/2025), the average LOS for OHCS PSH Program households	609 days

[4]Pulled from analysis completed in PSU 2025 Oregon Statewide Homelessness Estimates Report. Per the report, data in this table comes from either the PIT Counts with aggregate data submitted to HUD by CoCs, or a cleaned version of raw datasets before applying HUD extrapolation. For the counties provided with raw data, the numbers may differ from those submitted to HUD.
[5] https://drive.google.com/file/d/1foT7bUYUTwLPW1MOy98X3pj8oeJ0LGFS/view. If "no data" was collected, it was removed from the total count.

Relationship between length of stay and positive outcomes:

The outcomes below show the difference in both exits to permanent housing and PSH housing retention between households that reach a LOS of 12 months or more, versus households that exit their PSH unit prior to12 months. The data shows that the longer a household (HH) stays in a PSH unit (at least 12 months), the higher the likelihood they will either exit to a permanent housing destination or continue to remain stably housed in their PSH unit, highlighting the importance of supporting tenants to stabilize within their first year of PSH.

Table 6. Housing outcomes by length of stay

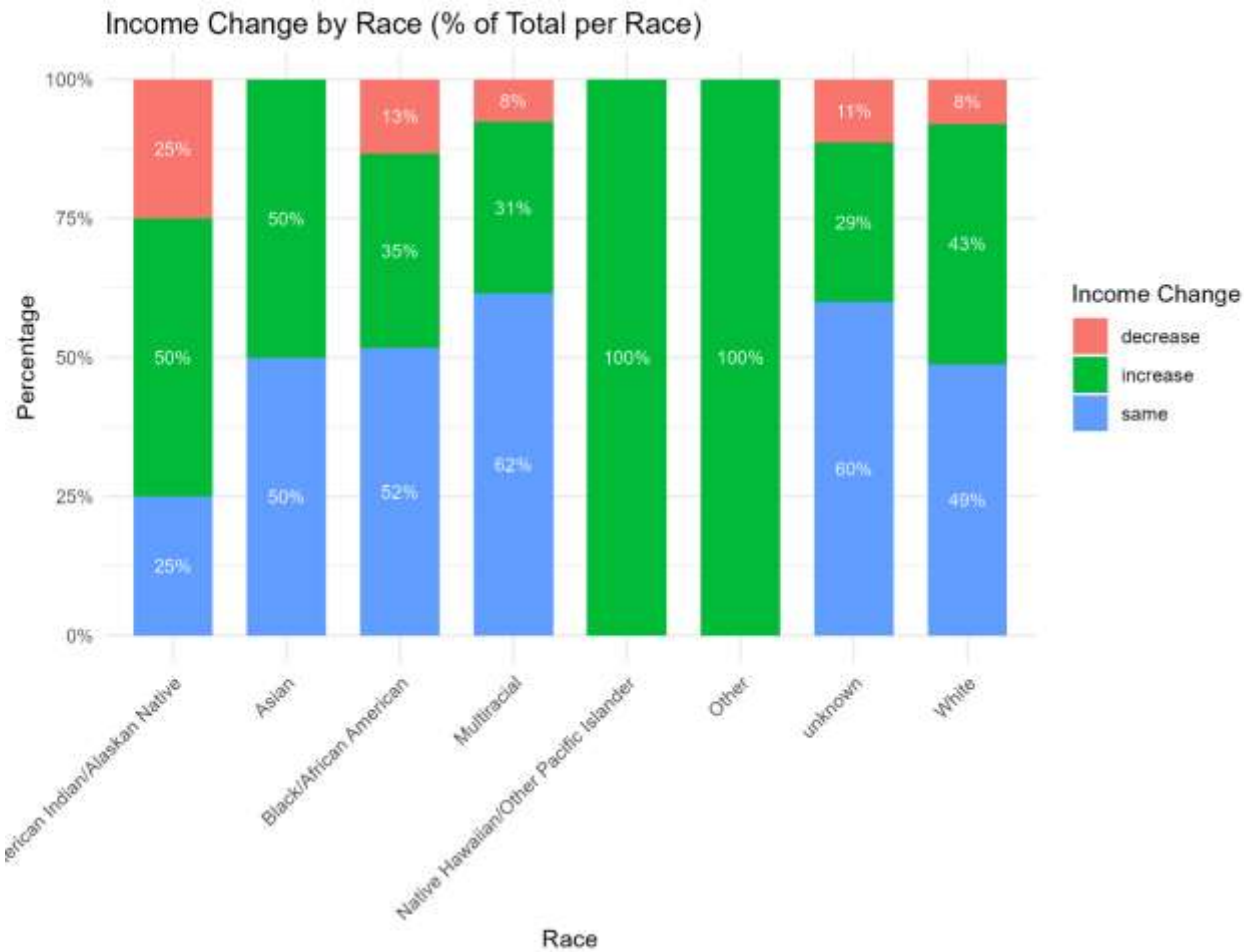
Housing Outcome	HHs with LOS at, or greater than, 12 months	HHs with LOS less than 12 months
Exited to a permanent housing destination	79.4% of exits	20.6% of exits
Remained in PSH unit	69.7% of households	30.3% of households

The outcomes below highlight areas for improvement. See Appendix A for complete exit data.

Table 7. Exits from PSH units

Exit measure	Result
Number of households who exited PSH units	118
Percentage of exits who exited back to homelessness	23.5%
Percentage of exits who exited to an institutional setting	7.8%
Number of evictions (or requested move-outs in lieu of evictions)	39

The following chart shows the income change (by race) for PSH tenants between 2024 and 2025 (earlier data was not reported). Over 90% of PSH tenants increased or maintained their income after moving into their PSH unit.



PSH Rent Assistance Outcomes

The following data shows the average rental assistance payment made by OHCS to PSH Projects on behalf of PSH tenants, along with the average tenant portion of the rent. This information is compared to market-rate costs to highlight the importance of rental assistance in ensuring stability for both PSH tenants and PSH properties. Without PSH rental assistance, tenants would not be able to find an apartment they could afford, and PSH properties would not be able to ensure sufficient income to operate the project.

Table 8. PSH rent assistance and tenant rent compared with market rents

Metric	Amount
Average monthly rental assistance payment in 2025	$1,014
Average monthly tenant rent payment in 2025	$153

Average monthly income for PSH households in 2025	$577
Median rents for studios to 2-bedroom apartments from 2021 through 2024	$1,000 to $1,400[6]

Qualitative Review

Below is a review of the qualitative outcomes of the OHCS PSH Program between January 2020 and December 2025. Information provided comes from PSH Annual Reports submitted by program partners, reviews completed by OHCS staff at annual program monitoring, and feedback collected at quarterly PSH cohort convenings.

Services Provided and Tenant/ Community Impact

The Nel, 2023, Eugene, Annual Report:

> Supportive Services include proactive case management, crisis intervention, peer support, harm-reduction services, skill building (coping, social, life skills, etc.), budgeting, connections to service providers (medical, substance use, behavioral health), linkages to employment and educational services, as well as on-site support groups and activities. Services are delivered with a trauma-informed approach. Services have helped tenants address the complex issues that have mostly gone unaddressed prior to being housed at the Nel. The services team also helped tenants acquire skills needed to live independently and maintain their housing. Individuals who consistently engage in services receive fewer lease violations overall and/or are able to quickly remedy any violations with their assigned service provider. In addition to this, many of our tenants have decreased encounters with law enforcement, and we have seen a reduction in emergency room visits due to connections with primary care and other individualized services in the community. The supportive services team also works with tenants to identify external services that they could benefit from, barriers to obtaining those services, and how to help eliminate those barriers. Individuals who express that they are not interested in services are still invited to social gatherings and activities and are informed of available services on a regular basis, while respecting their choice to engage or not.

[6] "OHCS Tabulation of American Community Survey, Public Use Microdata Sample (PUMS), 2015 - 2024" Median rent

Sequoia Crossing, Salem, 2025 Annual Report:

> Households living in Permanent Supportive Housing (PSH) receive individualized, voluntary supportive services that include intensive case management to support housing stability, lease compliance, and connections to behavioral health, medical care, and benefits; educational classes focused on budgeting, tenant rights, wellness, and independent living; employment and life-skills services such as job readiness, résumé support, and coaching in daily living skills; and social and community-building events that promote connection, reduce isolation, and strengthen relationships among residents and neighbors. Together, these services have led to improved housing retention and reduced crisis service use by helping residents address challenges early, remain engaged in care, and resolve conflicts before they escalate to emergency or legal systems. As a result, households experience greater stability and long-term tenancy, while the surrounding community benefits from increased community stability, fewer visible crises, and stronger neighborhood integration as residents participate more fully and positively in community life.

Cleveland Commons, Bend, 2025 Annual Report:

> Supportive services have focused on stability, healing, and a sense of community to create a warm and welcoming environment. In this approach, peer support is at the heart: individuals with lived experiences connect with residents, offering hope, demonstrating recovery, and helping navigate systems. This peer-led engagement, much like our NAMI groups, warmly encourages trauma transformation by turning past challenges into personal strengths and nurturing a sense of trust and belonging felt within Cleveland Commons. Emphasizing community building not only helps to establish closer bonds but also empowers our team to better support tenants with their health needs through appointments and transportation. Our community room has become the heart of our neighborhood, a welcoming space where activities, celebrations, and shared interests replace loneliness. Tenant-supported birthday celebrations, mural painting, popcorn, and coffee foster daily connections, making everyone feel more connected and valued. Faith-based groups often add to this warmth by offering regular, shared meals—like a weekly dinner, creating a comforting routine and sense of belonging. These small steps truly empower residents on their journey toward housing security. By focusing on trauma-informed, resident-driven planning and incorporating peer support, community events, PSH, here at Cleveland Commons, is fostering a nurturing environment where housing stability, emotional healing, and social connections thrive.

PSH Program Partner Challenges

Over the previous five years, PSH Program partners reported the following challenges:

- Increased costs and limited leverageable resources:
  - Higher-than-expected security needs and/or the need for 24/7 staffing
  - Programmatic conflicts with and reductions in federal funding for PSH[7]
  - Increased tenant acuity. Many PSH partners report that PSH units are housing tenants who have higher needs than their PSH program can support.
  - Higher-than-expected operating expenses, including damage to units and drastically increased insurance costs.

Table 9. Operating expenses per unit per year, 2021-2024

All OHCS Properties					PSH			
Report Year	2021	2022	2023	2024	2021	2022	2023	2024
Operating Expenses PUPY[8]	$6,278	$6,870	$7,610	$8,198	$8,453	$9,108	$9,335	$12,315

- Challenges with staffing and community coordination:
  - Trouble finding and keeping qualified staff across services and property management
  - Misalignment with services and property management staff and/or between multiple services partners
  - Limited healthcare and behavioral health resources for programs to connect tenants with, especially in rural areas.
  - Coordinated Entry often does not provide timely and/or appropriate referrals.

PSH Tenant Feedback

In 2025 the PSH Program began collecting Tenant Feedback Surveys during annual program monitoring of PSH projects. Due to the recent implementation of the surveys, the data set is small; however, tenants generally report positive experiences in PSH Program properties.

[7] e.g. HUD CoC funding, a previously compatible PSH funding source, now has programmatic requirements that are no longer aligned with OHCS's PSH Program
[8] "PUPY" is Per Unit Per Year

The majority of tenants that completed the surveys strongly agree or agree that they feel safe in their unit, feel supported by property staff, and are satisfied with the services provided. Some tenants responded with neutral or negative responses to the survey questions. This highlights the need to continue tenant surveys and program monitoring. OHCS will continue to provide survey results to the PSH partners after monitoring so they can make appropriate programmatic adjustments. The results of the final question of the survey, “How satisfied are you with living in your unit?”, were lower than expected. Understanding how to increase tenant satisfaction will be a focus of future program reviews. See Appendix B for full survey results.

How satisfied are you with living in your unit?

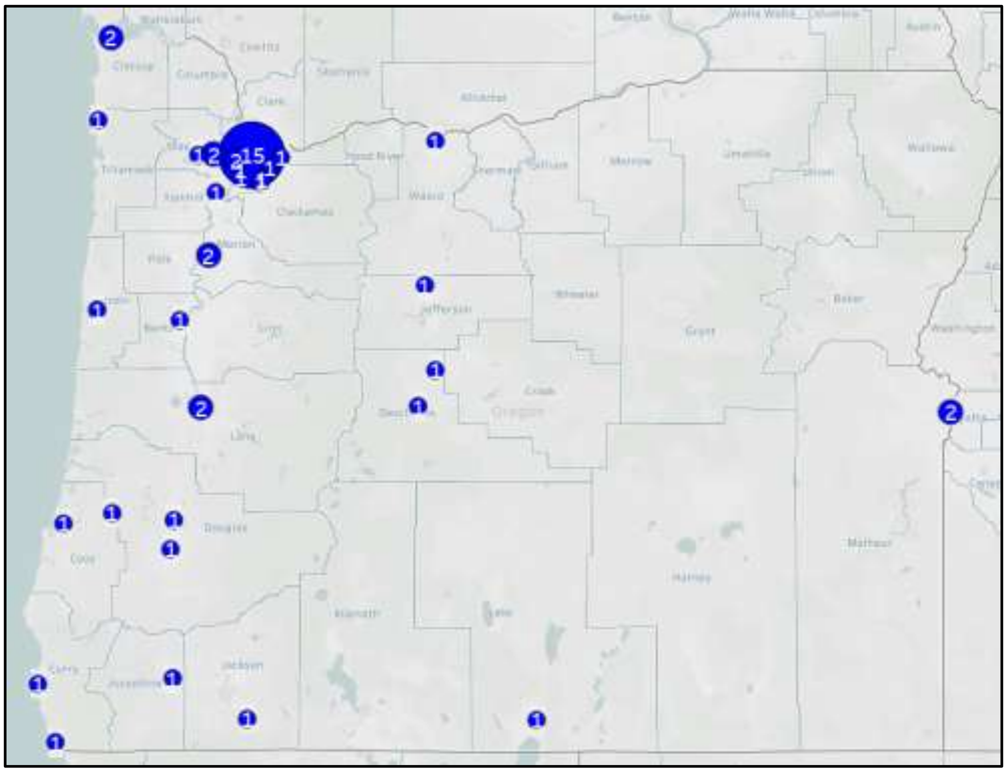
Supportive Housing Institute

The Oregon Supportive Housing Institute, a collaboration between Oregon Housing and Community Services (OHCS) and the Corporation for Supportive Housing (CSH), is an annual program that builds statewide capacity to develop Permanent Supportive Housing. Through a multi-month curriculum, the Institute provides training and technical assistance to teams consisting of developers, service providers, and property managers. Participants receive guidance on financing, design, operations, and service coordination to accelerate project readiness. All team members are required to attend each session to encourage collaboration between the developer, service provider, and property manager. Each team workshops a specific project concept, preparing the team to successfully apply for PSH funding once they have completed the Institute.

Since its launch in 2019 and through 2025, the Supportive Housing Institute has supported 50 project teams (104 organizations in total) and contributed to the creation of hundreds of PSH units statewide. Graduating teams report strong success in moving projects into development, aided by post-Institute support and improved competitiveness for state PSH funding. The program is fully funded by OHCS and offered at no cost to participants. To be eligible for OHCS' PSH Program funding, organizations must complete participation in a Supportive Housing Institute.

- **15 CSOs and 1 Tribe** have completed the Institute, making up around **15%** of the total Institute participating organizations.
- **72%** of projects that have completed the Institute have secured financing for their PSH projects.

Geographic locations of Institute Teams 2020-2025



Analysis and Recommendations

In OHCS' evaluation, the first five years of the PSH Program has been a success across several metrics. Below are the key findings, analyses, and recommendations.

The OHCS PSH Program has effectively increased the number of PSH units across the state but can improve access for rural and CSO partners. Due to the PSH Program funding and the PSH partners across the state putting the funding to work, hundreds of previously chronically homeless households have found stable and supportive housing. The PSH Program was a part of the larger 2019-2024 Statewide Housing Plan initiative to increase PSH across the state of Oregon with the specific goal to develop 1,000 PSH units. Using capital funds and supportive services/rent assistance funding, the PSH Program has created 1,136 PSH units in total, and with continued legislative investment, will continue to add PSH units to address the growing need for permanent supportive housing across Oregon.

Between 2020 and 2025, the PSH Program allocated $200,676,300 in PSH development funding to create 843 PSH units, an additional 293 units were created using other sources of development funding, for a total of 1,136 units. This comes out to approximately $240,000 in subsidy per unit for PSH. However, due to quickly rising development costs OHCS expects more resources will be necessary to achieve the same level of production for PSH in the coming years.

Over the last five years OHCS has seen an increase in geographic variety in the utilization of PSH funding, including an increase in PSH projects in rural parts of the state. OHCS believes this is due to the prioritization of rural projects selected to participate in the Supportive Housing Institute, in combination with recent regional leadership forming in rural communities to deliver PSH. The data shows that 27% of PSH Program Projects and 14% of PSH Program units are in rural areas. The PSU 2025 Oregon Statewide Homelessness Estimates[9] report shows Point-In-Time (PIT) Count data reflecting around 25% of people experiencing unsheltered homelessness are in rural areas. With only 14% of the OHCS PSH program's units being in rural areas, OHCS can do more to ensure rural Oregon is able to access PSH funding that is proportional to their PSH need. However, site-based or project-based PSH, which is the type of PSH funded by OHCS' PSH Program, may not best serve rural households. Tenant-based, scattered site PSH may be more effective, and could be sufficient in filling the gap. However, most scattered-site, tenant-based PSH is funded via the federal HUD Continuum of Care program which is seeing cuts in overall funding availability and decreases in PSH-specific allocations. This may highlight the need for OHCS to make efforts to further subsidize PSH in rural Oregon.

The PSH Program is effectively serving people of color experiencing chronic homelessness, but it is falling short in proportionally serving Hispanic/Latino/a/x households. The PSH Program is meeting goals around serving BIPOC households experiencing chronic homelessness. People of color have historically experienced lower access to PSH units proportionate to the total numbers they represent in homelessness data. When aligning methodologies with the referenced PSU report, OHCS data reveals 44% of tenants served by the OHCS PSH Program were BIPOC. The report indicates unsheltered homelessness at a rate of 34.56% for BIPOC (based on 2025 PIT Count data), meaning OHCS PSH Program units are not underserving BIPOC households in regard to PSH unit access. However,

[9] https://drive.google.com/file/d/1foT7bUYUTwLPW1MOy98X3pj8oeJ0LGFS/view

disaggregated race and ethnicity data for OHCS PSH households show only 4.2% of PSH households identify as Hispanic/Latino/a, while almost 11% of the PIT count data for unsheltered homelessness identify as Hispanic/Latino/a. This may identify a significant gap in reaching Hispanic/Latino/a households for the OHCS PSH Program. Further examination is required to see if these households are eligible or in need of PSH. It is likely that increased partnership with both CoCs and Hispanic/Latino/a-serving CSOs is needed to ensure PSH is serving those who need it most.

The data provided around equity in contracting and the inclusion of culturally-specific organizations in PSH also highlights a need to increase equitable access to PSH funding. To date, only one Oregon tribe has applied for and secured PSH funding. One other tribe applied but could not complete the Institute due to lack of staff capacity. CSO participation continues to rise in the Supportive Housing Institute. However, only 15% of projects that have received PSH Program funding have a CSO partner, indicating that several Institute teams with CSO partners have yet to be successful in obtaining PSH funding. OHCS intends to continue community engagement efforts to better understand how to increase equitable access to PSH Program funding. This will include fostering stronger working partnerships with Oregon's tribes to better understand how the PSH Program can effectively serve those communities.

Retention outcomes reflect strong program performance, with room for improvement. 87% of households remained in their PSH unit or exited to another permanent housing destination. OHCS' PSH retention outcomes are slightly lower than national rates, which are often a little over 90%[10]. For projects open at least 13 months, 71% of households stayed at least 12 months, with the average length of stay being 609 days (~20 months). While retention for the projects with the longest operations is lower than overall, the high average length of stay indicates that households who do reach this timeframe stay significantly longer than 12 months. For those staying longer than a year, we see drastic increases in both retention (59%) and permanent housing exits (39%), highlighting the positive impact housing stability has on people's overall housing outcomes. With only slightly lower retention rates than the national numbers, and known learning curves for projects as they have been implemented in communities across the state, OHCS recognizes its PSH data reinforces the effectiveness of the program's service approach.

Housing retention can be increased and exits to homelessness remain an area for ongoing attention. With 23.5% of exits returning to homelessness and 7.8% exiting to institutional settings (though these numbers are not uncommon for high-acuity PSH populations), it

[10] National Alliance to End Homelessness, State of Homelessness Report 2025

indicates the need for improved housing exit planning, crisis response, and improved services in some PSH projects. With 50% increase in services funding received in 2025 legislative investments this biennia, OHCS expects to see both improved engagement and retention rates for PSH projects.

While programmatic improvements are needed, 100% of PSH projects reported improved health outcomes for PSH tenants. The qualitative reports from individual properties describe successful service delivery, including intensive case management, trauma informed care, peer support and community building, resulting in reductions in emergency service use, fewer lease violations among tenants engaged in services, and improved connections to healthcare and behavioral health. These qualitative narratives reinforce how supportive services directly contribute to housing stability and tenant wellbeing.

Financial data shows the depth of support required by PSH households. With the average 2025 PSH tenant income being $577 per month and average Oregon market rents between 2021 and 2024 ranging between $1,000 and $1,400 per month for 0-bedrooms through 2-bedrooms, it is clear that for many, without the PSH Program, accessing an apartment in the community would be highly unlikely. This further illustrates the reason that PSH units cannot remain viable without sustained long-term rental assistance. The financial data also shows that over 90% of PSH tenants increased or maintained their income after moving into their PSH unit, highlighting the success of the PSH service providers in effectively connecting tenants to benefits and/or employment.

PSH partners continue to face challenges in developing and operating PSH across Oregon. Over the past five years, PSH partners have identified many challenges in continuing to develop and operate PSH including:

- Workforce shortages in property management and services
- Rising tenant acuity and security needs
- Escalating operating and insurance costs
- Limited behavioral health and medical resources, especially in rural regions
- Inconsistent or delayed Coordinated Entry referrals

These issues mirror statewide systemic challenges in healthcare, behavioral health, and rural service delivery, underscoring the need for cross-sector coordination beyond the housing system. OHCS continues to consider how to best support PSH partners in addressing these challenges. Overall operating funds, including income from rents, are insufficient in PSH and general Affordable Rental Housing to sustain all increases in operating costs. Where the State is able to identify strategies to incorporate financing or resources to reduce project costs or increase rent revenue, there will be sustainable pathways to address escalating operating costs, including rising insurance rates, which have an acute impact for PSH projects. OHCS will also continue to operate and seek funding for the PSH Risk Mitigation Pool, which allows PSH properties to seek reimbursement for unexpected operating expenses such as high-cost damages to units and the property. The PSH Risk Mitigation Pool is an effective tool for OHCS to support PSH partners in their ongoing operating challenges.

To address the challenge of limited behavioral health and medical resources, OHCS is partnering with the Oregon Health Authority (OHA) to identify increased financial and partnership resources for better leveraging behavioral and physical health resources with PSH. Governor Kotek's Executive Order 26-01 section 2b charges OHCS and OHA with creating "intensive PSH", the highest-support tier in the tiered PSH framework. OHCS is hopeful this work will meaningfully improve the availability of behavioral health resources for PSH and increase supportive housing opportunities for households with high levels of behavioral health challenges. Scaling "intensive PSH" will also help address tenant acuity within current PSH by increasing opportunities for people to be matched with housing that truly meets their needs.

Coordinated Entry continues to be a challenge for PSH across the state. While OHCS identifies Coordinated Entry as the most equitable approach in making sure PSH units are serving chronically homeless households in Oregon, the State recognizes that each CoC/Coordinated Entry system is different, with different challenges and processes. To ensure PSH units continue serving the households they are intended to serve, while supporting regional nuances and needs, OHCS will continue requiring Coordinated Entry referrals, but will review requests for alternative referral approaches that better serve chronically homeless households in communities across the state.

Conclusion

The 2020–2025 OHCS PSH Program outcomes reflect a growing PSH system in Oregon that is:

- Producing and preserving significant PSH capacity
- Demonstrating strong tenant retention and improved health outcomes
- Advancing equity by serving BIPOC households at higher-than-baseline rates
- Strengthening statewide capacity through the Supportive Housing Institute

At the same time, persistent challenges in staffing, operating costs, behavioral health access, and system alignment indicate areas where additional investment, partnership, and policy attention will be necessary to sustain and expand these outcomes.

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

Appendices

Appendix A

Of the projects open 13 months or longer, what % of households had a length of stay (LOS) for at least 12 months by racial category?

race_ethnicity_aggregated_2	count whose LOS > 12 months	percent whose LOS > 12 months
American Indian, Alaska Native, or Ind	24	5.7
Asian or Asian American	3	0.7
Black, African American, or African	95	22.7
Hispanic/Latina/o	13	3.1
Middle Eastern or North African	1	0.2
Multiracial/ethnic	52	12.4
Native Hawaiian or Pacific Islander	4	1
Unknown	8	1.9
White	219	52.3
	419	69.02800659

Of the projects open 13 months or longer, what is the average LOS for OHCS PSH Program households?

race_of_household	distinct_clients	avg_days_of_stay
BIPOC	262	651.1
Unknown	14	598.2
White	331	573.5
All groups	833	608.6

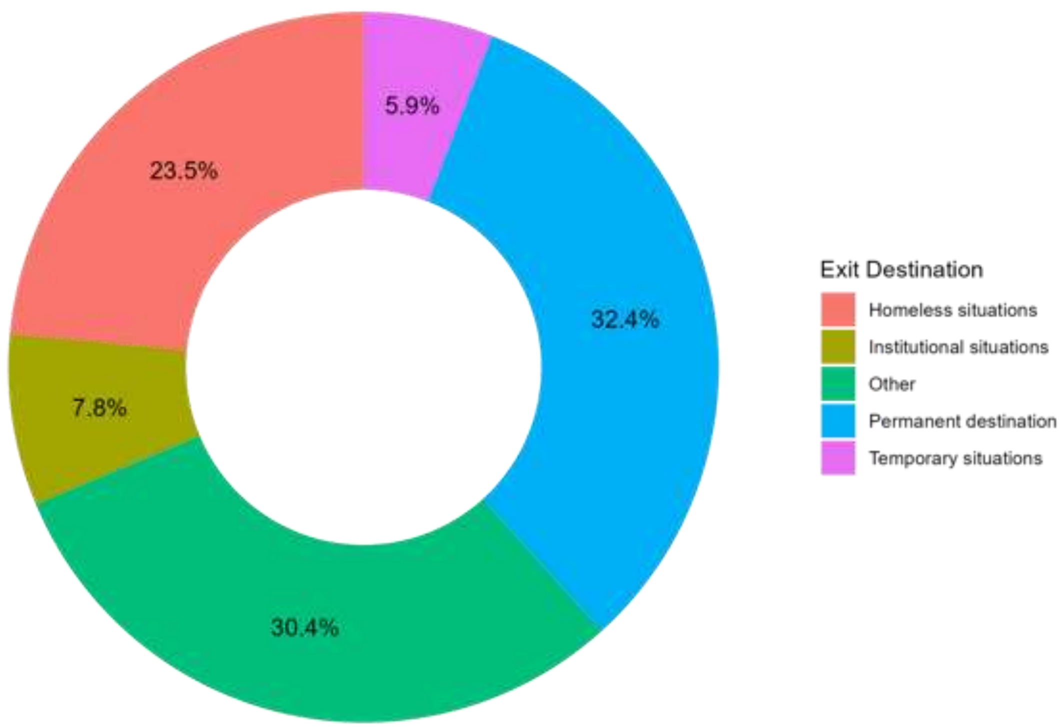
current residents age 55+ by race and ethnicity

race_ethnicity_aggregated_2	client_count
American Indian, Alaska Native, or Indigenous	14
Black, African American, or African	37
Hispanic/Latina/o	4
Multiracial/ethnic	15
Native Hawaiian or Pacific Islander	2
Unknown	1
White	137
Total	210

Of heads of households served how many had a successful outcome (stayed in their housing or exited to permanent housing) by racial category?

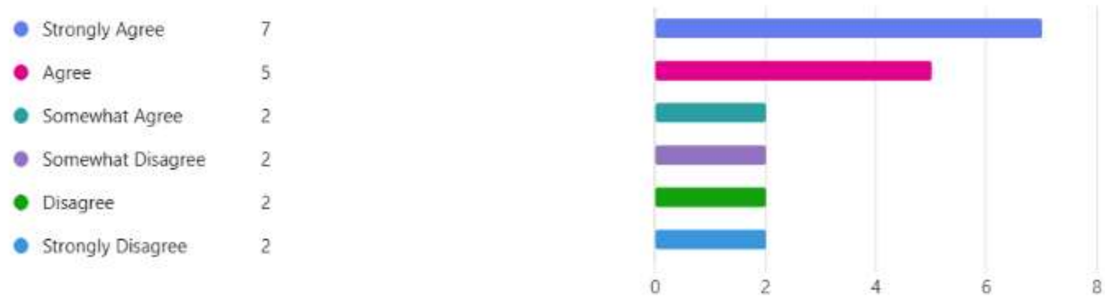
race_ethnicity_aggregated_2	percentage_successful	percentage_unsuccessful_exits
American Indian, Alaska Native, or Indigenous	6.6	10.7
Asian or Asian American	0.6	0
Black, African American, or African	17.6	19
Hispanic/Latina/o	3.2	1.2
Middle Eastern or North African	0.2	0
Multiracial/ethnic	12.5	10.7
Native Hawaiian or Pacific Islander	1.1	0
Unknown	1.1	4.8
White	57	53.6

Exit Destination Distribution (2021–2025)

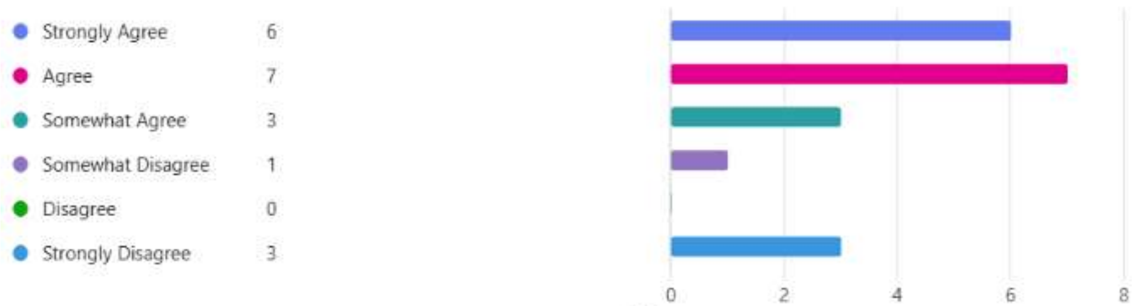


Appendix B

1. I feel physically safe in my housing.

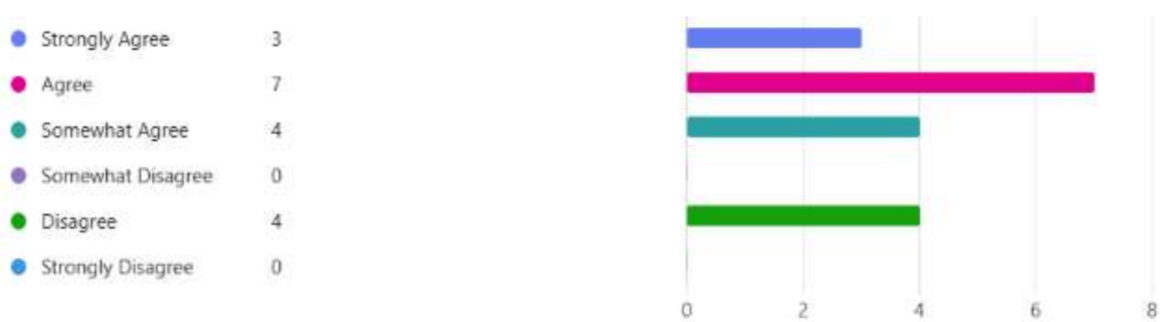


2. I know my rights as a tenant at the property.

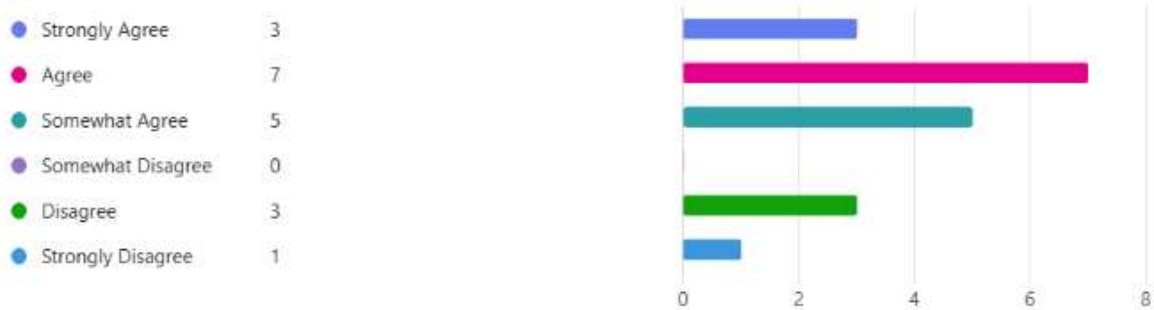


3. Services/staff have supported me in reaching my goals.

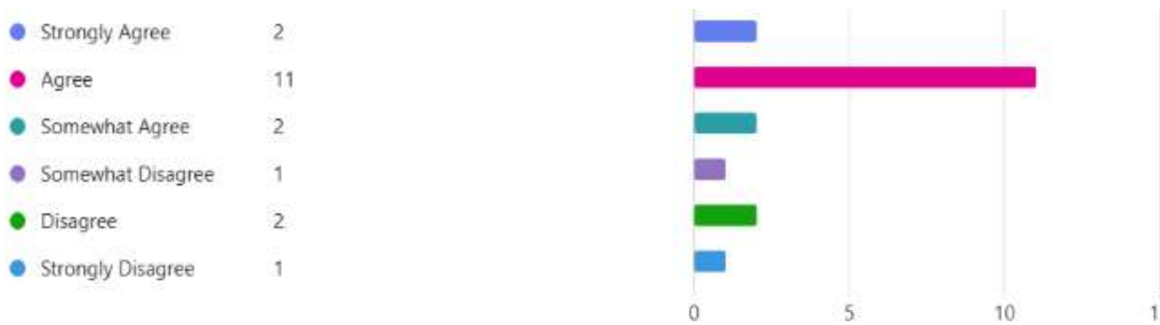
4. The property has enough staff to help me meet my needs.



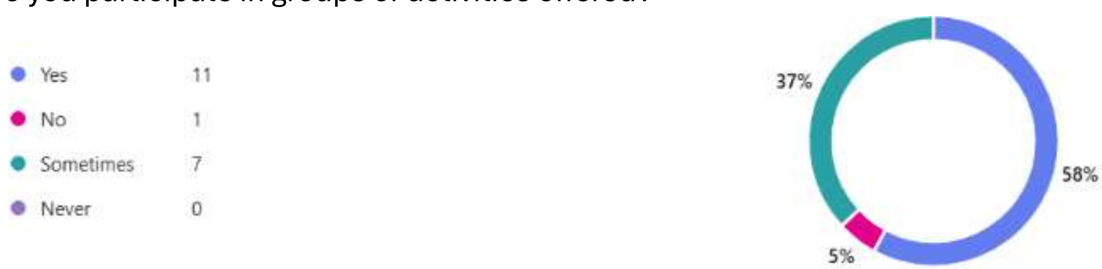
5. I am happy with how often staff interact with me.



6. I feel there are an adequate number of groups/activities at the property.

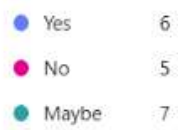


7. Do you participate in groups or activities offered?

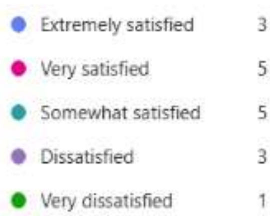


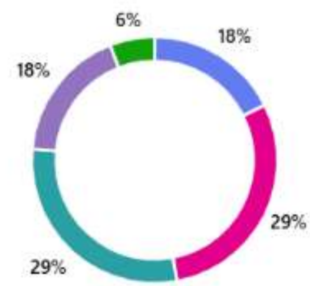
8. Would you like to see more outings or activities offered?

9. Do you feel the property offers all the services you need?



10. How satisfied are you with services provided?





11. How satisfied are you with living in your unit?

OREGON HOUSING and COMMUNITY SERVICES

DATE: September 11, 2026

TO: Housing Stability Council
Andrea Bell, Executive Director

FROM: Dana Schultz, Supportive Housing Strategy Lead
Amy Cole, Assistant Director of Development Resources
Michael Johnson, Affordable Rental Housing Advisor
Natasha Detweiler-Daby, Director of Affordable Rental Housing

SUBJECT: Executive Order 26-01 and Intensive PSH Implementation

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Summary: The Affordable Rental Housing Division is sharing details about the implementation of the Executive Order 26-01's Intensive Permanent Supportive Housing (PSH) and the selection of the pilot Intensive PSH project, Gant Gardens.

Broadening Definitions of Supportive Housing

The current PSH program is highly impactful, yet it is intentionally structured to prioritize individuals experiencing chronic homelessness. For people whose homelessness is closely tied to behavioral health needs, especially those cycling through hospitals, residential treatment, or other institutional settings, there remains a broader gap in the system. The 2024 point-in-time count identified 4,521 individuals experiencing homelessness who reported living with serious mental illness and 4,099 who reported a chronic substance use disorder, populations that also carry other behavioral health conditions such as traumatic brain injury. For these households, the co-occurrence of homelessness and behavioral health need produces repeated, high-cost contact with emergency departments, inpatient psychiatric facilities, jails and prisons, and crisis response systems, and that cycle continues at discharge: individuals exiting acute care treatment, residential treatment, or the Oregon State Hospital without an intensive housing placement are likely to return to unsheltered homelessness.

Addressing this requires the development of housing models that pair the core elements of PSH with intentional, embedded behavioral health supports, including on-site resources, strong care connections, and warm referrals. Such an approach would help break patterns of institutionalization by ensuring that residents not only obtain stable housing, but also receive the consistent, coordinated behavioral health assistance needed to maintain that stability over time.

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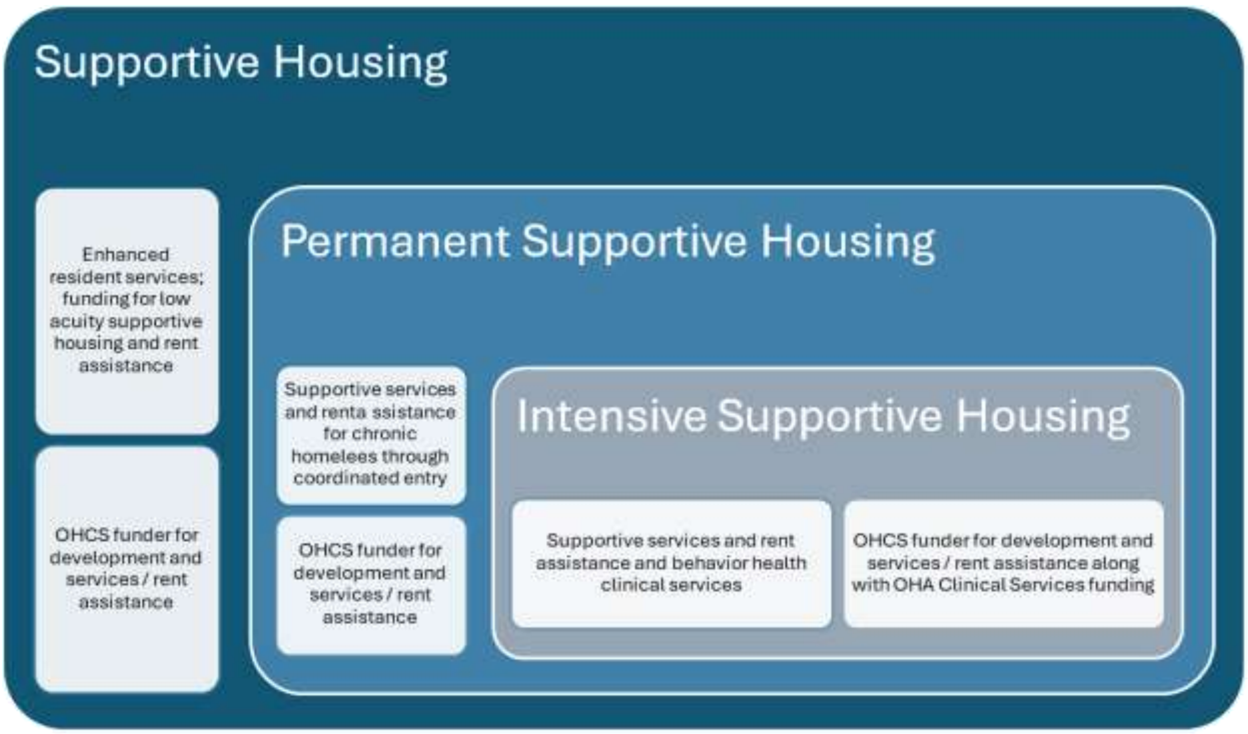
To find solutions that support Oregon's highest-acuity share of the chronically homeless population that cannot stabilize in standard PSH, in 2024, Governor Kotek issued the State of Oregon Homelessness Response Framework and the Governor's Office later convened a "PSH+" workgroup including a cross section of subject matter experts to establish "tiered PSH". This work resulted in a framework that identified distinctions across 3 tiers of Supportive Housing, where the current OHCS PSH program is represented as tier 2.

- Tier 1: Service-enriched Housing
- Tier 2: PSH (OHCS' current program)
- Tier 3: Intensive PSH

The below image shows how the tiers are planned to sit within ARH's programming:



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Intensive PSH Framework:

Tier 3 PSH, or Intensive PSH, will connect behavioral health supports (through Oregon Health Authority (OHA) and Medicaid) to rental assistance and tenancy support services (through OHCS's PSH Program). Intensive PSH will offer more intensive programming than the standard OHCS PSH Program (tier 2) currently funds. Additional operating subsidy, likely provided through Medicaid reimbursement, will allow for:

- 24/7 staffing
- Medication management
- Increased nutrition assistance
- Clinical providers on-site including
    - RNs
    - Psych. Providers
    - Occupational Therapists

Additional information on tiered PSH is provided in the below table.

While Supportive Housing (tier 1) is still being explored, OHCS is focusing on PSH and Intensive PSH (tier 2 and 3) which are both incorporated into the Gant Gardens project recommended to Housing Stability Council.

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Proposed Tiered Structure

	Tier 1: Service-enriched Housing	Tier 2: Permanent Supportive Housing (Existing Chronic Homeless Focus)	Tier 3: Intensive Permanent Supportive Housing (Behavioral Health Focus)
Definition and Populations Served	Combines rental assistance and tenancy supportive services for people experiencing or at substantially at-risk of homelessness whose primary needs are housing stability and community services	Combines rental assistance and tenancy supportive services for people experiencing chronic homelessness able to live independently with low to medium behavioral health needs	Combines rental assistance and tenancy supportive services for people with high acuity behavioral health needs who are experiencing or at-risk of homelessness
Stay Limit	None	None	None
Eligibility (Homelessness)	Must be homeless (lack of fixed, regular, adequate nighttime residence) or substantially at-risk of homelessness (i.e., evicted, overcrowded, exiting state facility)	Must be chronically homeless as defined by each CoC or in OAR 813-138-0005	Same as Tier 1 and must meet all of ACT criteria
Health Services Offered	Low level of behavioral health services offered through referrals and outside service connections as needed	Behavioral health services at a level higher than tier 1 (i.e. onsite case management, offsite clinical visits)	Behavioral health services at a level higher than tier 2 (i.e., medication management and onsite clinical teams)
Required Participation	N/A	N/A	N/A
Services and Location	Minimal onsite staffing, referrals to offsite services.	Onsite behavioral health, peer support, and tenancy services.	24/7 staffed case management onsite, crisis response, behavioral health, and health services.
Coordinated Entry Referral	Optional	Mandatory	Optional
Alternative Referral Process	Community-driven referrals	N/A	Community-driven referrals, OSH, ACT, and ICM referrals
Funding Model	Project-based or tenant-based	Project-based or tenant-based	Project-based or sponsor-based, with funding to CCOs to connect ACT and ICM services
Support Services funding (PUPY)	$5,000-$15,000	$15,000-$17,500	$17,500-$40,000

Executive Order 26-01 and the Tier 3 Intensive PSH Pilot:

Building on this work, in January 2026, Governor Kotek issued Executive Order 26-01. Section 2b of the Executive Order requires OHCS and OHA, with legislatively adopted funding, to:

- Make $20M available for development of intensive Permanent Supportive Housing (PSH) (tier 3 PSH) projects.
- Along with:
    - Establish a statewide pathway from behavioral health systems to intensive PSH projects
    - Use data to improve outcomes and increase program efficacy
    - Allocate available funding to expand behavioral health capacity
    - Explore feasibility of Home and Community-Based Services Medicaid waivers

To implement this direction, OHCS worked with OHA and the Governor's Office to offer a Intensive PSH Pilot Project opportunity to organizations that had completed current PSH training and technical assistance programs. To be considered, a project needed to have completed the Supportive Housing Institute without yet received a formal funding reservation letter; be located in an urban area along the I-5 corridor; and plan to serve people experiencing severe and persistent mental illness. Projects also had to demonstrate that they would partner with a service provider that is a Medicaid-billing entity with a Certificate of Approval. Eligible PSH partners meeting these criteria were asked to indicate their interest and describe how they would execute an Intensive PSH project if selected.

Through this process, OHCS selected Gant Gardens, a proposed 66-unit development in Clackamas County, to move through the ORCA process as the Intensive PSH tier 3 pilot. The project has since passed Impact Assessment and is now before the Housing Stability Council for a funding reservation. It includes 39 intensive PSH units and 27 standard PSH units, at a total development cost of approximately $26.8M. Detailed information on this project is included in the this month’s Housing Stability Council ORCA Recommendation materials.

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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: September 11th, 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 #2026-09-011**

Motion: Approve the Resolution #2026-09-011 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 $22,000,000 to Armonia Apartments Limited Partnership for the new construction of Armonia Apartments Project formerly known as Downtown McMinnville Affordable Housing subject to the borrower meeting OHCS, Columbia Bank, JP Morgan Chase, and Enterprise Community Investment, 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 $37,401,000 to Central at Wake Robin Limited Partnership for the new construction of Central at Wake Robin subject to the borrower meeting OHCS, Citibank, Red Stone and Jefferies LLC 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 $15,500,000 to Compass Points South Limited Partnership for the new construction of Compass Points Apartments, subject to the borrower meeting OHCS, Banner Bank and Red Stone Equity Partners, 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 $21,000,000 to Chenowith Apartments Limited Partnership for the new construction of Lupine Hills formerly known as Chenowith Apartments, subject to

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the borrower meeting OHCS, Umpqua Bank and Enterprise Community Investment, underwriting, closing criteria, and documentation satisfactory to legal counsel and Treasurer approval for the bond sale.

At the upcoming Housing Stability Council meeting, we will be presenting four (4) 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.

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Funding Recommendations:

We are recommending a funding reservation for four (4) projects. These projects will create **436** units of new affordable housing in the region. These recommendations are for an up-to award of over $95.9 million in bond financing.

Project with Other OHCS gap funding

Project Name	County	Units	Sponsor	Underwriting Stage
Armonia Apartments Project fka Downtown McMinnville Affordable Housing	Yamhill	72	Bienestar, Inc.	FC Meeting Schedule for 9/22/2026
Central at Wake Robin	Benton	168	The Annex Group	FC Meeting Schedule for 9/8/2026
Compass Points	Marion	120	Catholic Community Services Foundation (CCSF)	FC Meeting Schedule for 9/1/2026
Lupine Hills fka Chenowith Apartments	Wasco	76	Northwest Housing Alternatives	FC Meeting Schedule for 9/15/2026
	Total	**436**		

See following resolution and projects summaries.

STATE OF OREGON
OREGON HOUSING AND COMMUNITY SERVICES
HOUSING STABILITY COUNCIL

RESOLUTION NO. 2026 – 09-11
ADOPTED: SEPTEMBER 11, 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 **<u>Exhibit A</u>** 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 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. 2026-09-11 as adopted by the Council at a meeting duly called and held in accordance with law on September 11th , 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 her hand as of this 11 day of September 2026.

____

Kristy Willard, Acting Chair

EXHIBIT A

EXHIBIT B

PROPOSED PROJECT

1- **Armonia Apartments Project fka Downtown McMinnville (FC – Meeting Schedule for (9/22/2026)**
2- **Central at Wake Robin (FC – Meeting Schedule for (9/8/2026)**
3- **Compass Points (FC – Meeting Schedule for (9/1/2026)**
4- **Lupine Hills fka Chenowith Apartments (FC – Meeting Schedule for (9/15/2026)**

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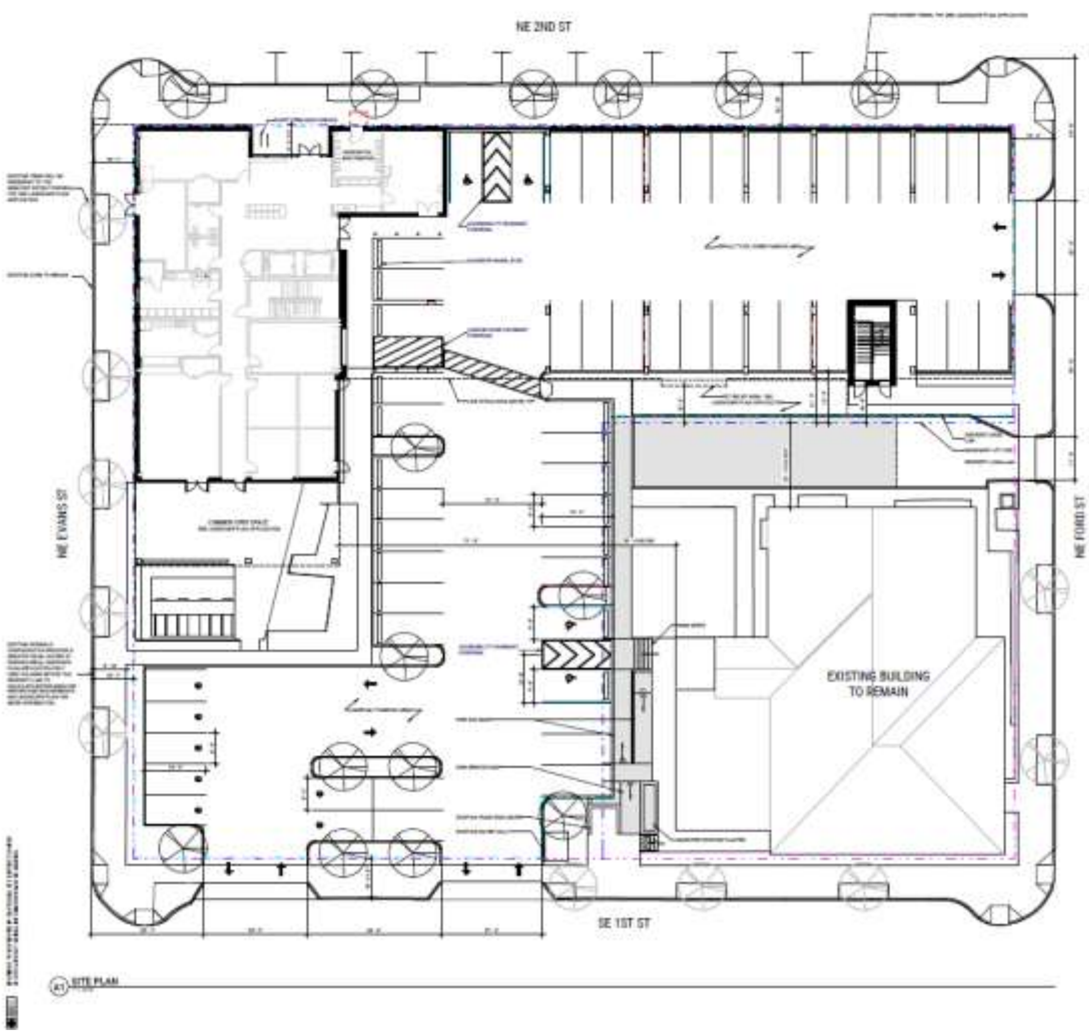
SUMMARY			
Project Name:	Armonia Apartments (fka Downtown McMinnville Affordable Housing)		
City:	McMinnville	County:	Yamhill
Sponsor Name:	Bienestar, Inc.		
Management Agent:	Northwest Real Estate Capital Corp.		
Urban/Rural:	Urban	Total Units:	72
		Total Affordable Units:	72
# Rent Assisted Units:	0	Units by Size & Affordability:	12 Studios at 60% AMI 44 one-BR at 60% AMI 12 two-BR at 60% AMI 3 three-BR at 60% AMI 1 one-BR Manager's unit
Total Cost Per Unit:	$548,020	Construction Type:	New Construction
Hard Construction Cost Per Square Foot:	$413.12	Total Square Feet:	64,074 SF
Affordability Term(s):	30 years	# of Units with Non-OHCS Requirements:	0
Funding Request		**Funding Uses**	
Conduit Bonds Request:	Up to $22,000,000	Hard Construction Costs:	$26,470,503
4% LIHTC Annual:	1,895,611	Soft Costs:	$ 12,986,955
LIFT Loan:	$13,080,000	Total Project Cost:	$39,457,458
AWHTC:	$1,599,150		
OAHTC Loan:	$4,949,179		

PROJECT DETAILS	
Project Description:	Armonia Apartments (fka Downtown McMinnville Affordable Housing) is a 4-story 72 unit building at 544 NE 2nd Street, one block off McMinnville's Main Street. The building is 64,074 square feet and includes 12 studios, 44 one-bedrooms, 12 two-bedrooms, 3 three-bedrooms and 1 one-bedroom manager's unit. All residential units are on the upper floors, with amenity, managerial and utility spaces provided on the ground floor. Tuck under parking garage accommodates 31 parking spaces (including 2 ADA), and a loading zone with additional surface parking provided adjacent to the building.

	The common open space is on the ground floor and can be accessed directly from the building. Resident amenities include on-site property management and resident service office, on-site laundry, a community room adjacent to a kitchen and a large meeting room. Prevailing Wage Rate will not apply for this project.
Culturally Responsive Partnerships:	Bienestar has selected Northwest Real Estate Capital Corporation as the property management agent for Armonia Apartments. Bienestar offers culturally specific services that support tenants of color. As a Latinx-serving organization, resident services staff are 100% Latinx, fully bilingual and bicultural in Spanish and English, and include both current and former Bienestar residents. In conjunction with resident leaders at each property, known as "Promotores" aka "community connectors", Bienestar designs all resident services to directly respond to the cultural needs of Latinx tenants. These services include direct rent/utility assistance for families; access to food/clothing/furniture; youth enrichment and leadership opportunities; rental counseling; financial literacy coaching; homeownership counseling; active living opportunities; emergency preparedness education; and sharing important health information via certified Community Health Workers. All interventions are designed and implemented by Resident Services staff in partnership with Promotores, and with the participation of carefully vetted outside partners when appropriate. All services are delivered bilingually in English and Spanish, with additional translation support for families who speak other languages. Bienestar has focused on incorporating elements to meet the cultural needs of tenants, particularly the Latinx and immigrant families who make up a large percentage of the communities served. For example: kitchen appliances, ventilation, and resident education are all designed to accommodate typical foods prepared in the Latinx and immigrant communities that may involve long cooking times, high heat, and/or the use and disposal of oil and lard in the cooking process. Armonia Apartments includes community gathering space to accommodate residents to organize their own culturally meaningful celebrations. Bienestar has conducted targeted focus group outreach in partnership with the Somali Empowerment Circle to understand the specific cultural needs of Muslim families in their communities. Cooperative Ministries is leasing the ground to the project for 75 years.
Reaching Underserved Communities:	Bienestar is a culturally specific organization. With strong ties to the Latinx community, Bienestar will focus outreach and engagement on providing housing to the growing Latinx population in McMinnville, including agricultural workers. Outreach will not be limited to the Latinx population, however, and the project will seek to identify partnerships with other organizations that represent the area's complete demographic profile.

	Bienestar organizational policies reflect their commitment to equity, providing room for employees and community members to have a voice in programming and procedures. Their DEI Agreement actively incorporates an equity lens into hiring and recruiting decisions, communications strategies, and procurement process for housing development, ensuring that Latinx- and BIPOC-owned businesses are well represented among the contractors for every housing development project.
MWESB Target:	The project is committed to meeting at least the 20% designated MWESB goal.
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:	Central at Wake Robin		
City:	Corvallis	County:	Benton
Sponsor Name:	The Annex Group		
Management Agent:	The Annex Group		
Urban/Rural:	Urban	Total Units:	168
		Total Affordable Units:	168
# Rent Assisted Units:	0	Units by Size & Affordability:	20 one-BR at 50% 20 two-BR at 50% 15 three-BR at 50% 20 one-BR at 60% 20 two-BR at 60% 18 three-BR at 60% 20 one-BR at 70% 20 two-BR at 70% 15 three-BR at 70%
Total Cost Per Unit:	$388,729	Construction Type:	New Construction
Hard Construction Cost Per Square Foot:	$172.80	Total Square Feet:	196,971 SF
Affordability Term(s):	60 years	# of Units with Non-OHCS Requirements:	0
Funding Request		**Funding Use**	
Conduit Bonds Request:	Up to $37,401,000	Hard Construction Costs:	$34,037,198
4% LIHTC Annual:	$2,918,320	Soft Costs:	$ 31,269,337
		Total Project Costs:	$65,306,535

PROJECT DETAILS	
Project Description:	Central at Wake Robin is a new affordable housing project to be built in the town of Corvallis. The project is being developed by The Annex Group. The project will consist of six (6), buildings (clubhouse + five residential buildings). Each residential building will be 3-story, garden style, and will support 168 total units including sixty 1-bedroom, sixty 2-bedroom, and forty-eight 3-bedroom apartments. The development will additionally include a clubhouse, rental office, and exercise room.

	Additional amenities include a dog run, in-unit washer/dryer, balcony for every unit, and significantly secured bike parking. Prevailing Wage Rate will not apply. The project is slated for financial closing on September 29, 2026.
Partnerships to Serve Communities of Color:	Central at Wake Robin will provide affordable housing opportunities for a diverse population of low-income households in the Corvallis and Benton County area. Resident services and outreach efforts will focus on supporting families, individuals, and households that may face barriers to accessing quality affordable housing, including communities of color, households with children, and persons with disabilities. The property's resident services strategy is intended to promote long-term housing stability, economic mobility, and access to community resources. Housing needs within the market indicate a continued demand for affordable rental housing that allows working households to reduce housing cost burdens while maintaining proximity to employment, education, healthcare, and transportation resources. Many residents are anticipated to be employed individuals and families seeking stable housing opportunities that support financial well-being and self-sufficiency. To meet the needs of future residents, Central at Wake Robin will establish partnerships with organizations that provide culturally responsive services, housing support, family resources, and independent living assistance. These partnerships will help connect residents to services such as housing stabilization, employment resources, healthcare navigation, financial education, youth and family programming, and disability support services. Community partners identified through the Affirmative Fair Housing Marketing Plan include El Programa Hispano Católico, Asian Family Center and PIASC, Independent Living Resources, and Impact NW. These organizations have extensive experience serving diverse populations throughout Oregon and will assist with outreach, referrals, and resident support services. Through these relationships, Central at Wake Robin will help ensure residents can access resources that promote housing stability and overall quality of life.
Reaching Underserved Communities:	The Affirmative Fair Housing Marketing Plan for Central at Wake Robin identifies several demographic groups that may be less likely to apply for housing without targeted outreach efforts, including Hispanic/Latino households, Asian households, persons with disabilities, and families with children. As a result, the property's marketing and resident engagement strategy will focus on building awareness of housing opportunities among these populations through trusted community organizations and culturally responsive outreach methods.

	Demographic data for the housing market area indicates that approximately 10% of residents identify as Hispanic or Latino, about 9% identify as Asian, nearly 12% report having a disability, and approximately 20% of households include children under the age of 18. These populations represent important segments of the local community and will be intentionally included in outreach and resident engagement efforts. Central at Wake Robin will work closely with local service providers and community organizations to ensure outreach materials, referral networks, and resident services are accessible and culturally appropriate. As the community becomes operational, management will continually evaluate resident demographics, emerging service needs, and partnership opportunities to ensure resources remain responsive to the needs of residents and the broader Corvallis community.
MWESB Target:	The project is committed to meeting the 20% designated MWESB goal for the region.
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.	

SUMMARY			
Project Name:	Compass Points Apartments		
City:	Salem	County:	Marion
Sponsor Name:	Catholic Community Services Foundation (CCSF)		
Management Agent:	Catholic Community Services Foundation (CCSF)		
Urban/Rural:	Non-Metro Urban	Total Units:	120
		Total Affordable Units:	120
# Rent Assisted Units:	0	Units by Size & Affordability:	**22** 1 BR at 60% AMI **50** 2 BR at 60% AMI **16** 3 BR at 60% AMI **14** 1 BR at 30% AMI **10** 2 BR at 30% AMI **8** 3 BR at 30% AMI
Cost Per Unit:	$348,912	Construction Type:	New Construction
Hard Construction Cost Per Square Foot:	$239.30	Total Square Feet:	117,696 SF
Affordability Term(s):	30 years	# of Units with Non-OHCS Requirements:	0
Funding Request		**Funding Use**	
LIFT Request:	$23,340,000	Hard Construction Costs:	$28,165,154
4% LIHTC:	$1,458,737 annual allocation	Soft Costs:	$13,704,304
Conduit Bonds	Up to $15,500,000	Total Project Costs:	$41,869,458

PROJECT DETAILS	
Project Description:	Compass Points Apartments is a 120-unit affordable housing community in Salem's South Gateway area. The project includes ten garden style residential buildings and a single-story community building designed for leasing, resident services, pantry storage, and flexible programming. All units are income restricted at 30% or 60% AMI, with no rent assisted units. The new construction program, unit distribution, and cost per unit are consistent with the ORCA/HSC materials. Nearby schools, parks, transit, and shopping support family households, and market indicators show strong demand for affordable units across the submarket.

	The design emphasizes resident wellbeing through a larger service-oriented community building, on site food pantry coordination, and family friendly outdoor spaces. Appraisal and underwriting materials confirm zoning consistency (RM2), completed civil infrastructure, resolved environmental follow up (Phase II ESA), and incorporated geotechnical recommendations for foundations and site preparation, supporting feasible delivery under LIFT/LIHTC program requirements. Prevailing Wage Rate will not apply for this project.
Partnerships to Serve Communities of Color:	CCSF and four service partners will deliver culturally responsive, language accessible resident services. Fostering Hope Initiative (FHI) is the lead service provider under a signed MOU with a fee of $450/unit/year (total $54,000 annually), offering housing support, service coordination, culturally and linguistically responsive outreach, trauma informed communication, home visiting supports, OHP enrollment, pantry operations, and coordination of community building activities. Salem For Refugees (SFR) brings multilingual case management and professional translation across project languages noted in the HSC packet, along with newcomer tenancy orientation and health navigation. Church at the Park (C@P) provides homelessness diversion, health integrated case management, care coordination, peer support, and tenancy stabilization with property management collaboration. Center 50+ delivers senior focused wellness, resource navigation, Friendly Caller/Visitor social connection programs, and intergenerational activities tailored to aging in place goals. Together, these partners ensure access and support for BIPOC, refugee/newcomer, and senior households in alignment with OHCS equity strategies.
Reaching Underserved Communities:	Compass Points will serve low-income households through a coordinated, multi-partner resident services model. Each service partner- Fostering Hope Initiative (FHI), Salem for Refugees (SFR), Church at the Park (C@P), and Center 50+, holds priority referrals for 30 units via formal MOUs. This structure maintains access for families, refugee and newcomer households, seniors, and families exiting homelessness. Partners provide multilingual support (translation capacity across 12 languages) and culturally responsive programming (home visiting, health and benefits navigation, senior wellness and intergenerational activities), all integrated into the on-site community building. Services are delivered at no cost to residents and CCSF pays service fees to providers ensuring residents are not charged Planned resident services programs and activities will include:

	• **Barriers in screening criteria** – CCSF provides service partners with selection criteria, required documents, appeal process, and application timelines; partners assist applicants in securing documentation and coordinate releases of information to support the rental process. This reduces disparate impacts for marginalized populations by pairing screening with trauma-informed, partner-supported navigation. • **Language barriers** – Resident-facing materials and lease-up support are available in residents' primary languages via SFR's translation capacity in 12 languages and FHI's bilingual, bicultural staff, ensuring linguistically appropriate communication throughout leasing and tenancy. • **Housing retention support** – C@P provides health-integrated case management, care coordination, and peer support to stabilize tenancies in collaboration with property management; FHI offers OHP enrollment and culturally responsive home visiting; partners coordinate benefits navigation and crisis response as needed. • **Education and economic empowerment** – SFR offers in-home English language tutoring and expanded newcomer orientation; FHI hosts workshops and community cafés; Center 50+ delivers senior wellness, nutrition and fall-prevention classes—collectively promoting skills, education, and long-term housing stability. • **Community-building opportunities** – FHI serves as the central point of contact for events and activities in the community building; partners collaborate on on-site pantry and goods distribution and intergenerational programming (e.g., Center 50+'s WOW Van activities) to foster social connection and resident engagement.
MWESB Target:	The project will meet OHCS DEI requirements and engage MWESB firms consistent with program standards to reach MWESB goals for the region
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:	Lupine Hills		
City:	The Dalles	County:	Wasco
Sponsor Names:	Northwest Housing Alternatives, Inc. and Columbia Cascade Housing Corporation		
Management Agent:	Northwest Real Estate Capital Corp.		
Urban/Rural:	Rural	Total Units:	76
		Total Affordable Units:	76
# Rent Assisted Units:	75	Units by Size & Affordability:	20 one-BR at 60% AMI 34 two-BR at 30% AMI 21 three-BR at 30% AMI 1 two-BR Manager's unit
Total Cost Per Unit:	$601,900	Construction Type:	New Construction
Hard Construction Cost Per Square Foot:	$395	Total Square Feet:	80,052 SF
Affordability Term(s):	30 years	# of Units with Non-OHCS Requirements:	40: Columbia Cascade Housing Corporation
Funding Request		**Funding Use**	
Conduit Bonds Request:	Up to $21,000,000	Hard Construction Costs:	$31,621,343
4% LIHTC Annual:	$2,160,781	Soft Costs:	$14,123,025
LIFT Loan:	$18,500,000	Total Project Costs:	$45,744,368

PROJECT DETAILS	
Project Description:	Lupine Hills is a four-story, 76-unit building in The Dalles. The site is adjacent to The Dalles Transit Center and is within walking distance of a public elementary school. This development will have 20 one-bedrooms, 34 two-bedrooms, 21 three-bedrooms apartments, and 1 two-bedroom manager's unit. These units will serve a variety of housing needs within The Dalles' community; from veterans in small households, or growing families. The building includes a large community room with flexible seating options, tv lounge and desktop computers and internet to provide a space for gathering, community, and events. Resident and case management services will be available onsite in the office suite to allow multiple service partners to directly and conveniently connect with residents.

	The community courtyard has been designed to provide multiple spaces for resident enjoyment, including community gardens which, in partnership with OSU Extension, will provide continued education on gardening, cooking, and kids activities. Prevailing Wage Rate will not apply for this project.
Partnerships to Serve Communities of Color:	The primary languages expected to be spoken at Chenowith are English and Spanish. During lease-up, marketing materials will be translated into at least Spanish, and other targeted languages as needed, by NHA and CCHC staff, Property Management staff (NWRECC) or third-party contractors. NHA and CCHC maintain strong relationships with other culturally specific non-profits that share in translation services and outreach materials. Future language access planning will accommodate the linguistic needs of households at the Project, if different from current. Property Management staff will identify and accommodate translation and language support as needed per household. Property Management staff work across their portfolio providing language and translation support, providing many languages and cultural proficiencies across properties served. Property management has access to language translation services, as well as speakers of multiple languages. The assigned on-site property manager will leverage these resources to assist a resident as needed. CCHC also has a strong commitment to hiring staff that reflects the community served. Over 50% of CCHC's current staff are bilingual/bicultural. All CCHC's documents are translated to English and Spanish.
Reaching Underserved Communities:	NHA has developed an effective framework, for collaborative culturally specific resident service delivery over 40 years of work in the community. CCHC and NHA are Culturally Responsive Organizations providing resident level tailored support for a deep variety of culturally specific services within each property. NHA understands that no community is homogenous in their needs, a community's demographics change over time, and every individual is unique in their life experience. NHA and CCHC have signed MOUs with the following key service partners to provide services at Lupine Hills: • Mid-Columbia Community Action Council, a nonprofit supporting low-income households with many services, but significantly onsite through their Supportive Services for Veteran Families; • Mid-Columbia Center for Living which provides behavioral health services onsite • The Next Door Inc. serving families and Latinx community members
MWESB Target:	The project is committed to meeting at least the 20% designated MWESB goal for region 4.

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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Date: September 11, 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: September 2026 ORCA Development Funding Recommendations

Motion to approve the following project funding recommendations:

- **Approve the funding reservation recommendation for Campus Court Apartments in Salem, up to $1,782,736 of 9% Low Income Housing Tax Credits to Community Preservation Partners, LLC and Hampstead Development Partners, LLC, in alignment with the ORCA framework and process.**

- **Approve the funding reservation recommendation for Forest Grove PSH in Forest Grove, up to $4,000,000 in PSH Development Capital and $2,000,000 in 9% Low Income Housing Tax Credits to the Housing Authority of Washington County, in alignment with the ORCA framework and process.**

- **Approve the funding reservation recommendation for Gant Gardens in Happy Valley, up to $14,400,000 in PSH Development Capital and $12,410,085 in LIFT to NWV Group, in alignment with the ORCA framework and process.**

- **Approve the funding reservation recommendation for Milltown Landing in Bend, up to $3,000,000 in LIFT resources and $2,000,000 in 9% Low Income Housing Tax Credits to Housing Works, in alignment with the ORCA framework and process.**

- **Approve the funding reservation recommendation for Oregon City Trio in Oregon City, up to $1,655,000 in Preservation resources, $907,740 in 9% Low Income Housing Tax Credits, and OAHTC to attach to a permanent loan, to Northwest Housing Alternatives in alignment with the ORCA framework and process.**

- **Approve the funding reservation recommendation for Wickiup Station Apartments III, an up to amount of $3,000,000 in LIFT resources, $1,000,0000 in 9% Low Income**

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Housing Tax Credits, and OAHTC to attach to a permanent loan, to Foundation for Affordable Housing 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 51 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 196 new units to the state affordable housing stock and will help preserve 85 units of affordable homes.

Development	**Location**	**Number of affordable units**
Campus Court Apartments	Salem	47
Forest Grove PSH	Forest Grove	45
Gant Gardens	Happy Valley	66
Milltown Landing	Bend	64
Oregon City Trio	Oregon City	38
Wickiup Station Apartments III	La Pine	21
	Total	**281**

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, persons living with a disability, Veterans, older adults, families and of persons experiencing chronic homelessness.

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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:	Campus Court Apartments		
City:	Salem	County:	Marion
State House District:	22	State Senate District:	11
Sponsor Name:	Community Preservation Partners, LLC/ Hampstead Development Partners, LLC		
Geographic Set Aside:	Non-Metro Urban	Total Units:	47
		Total Affordable Units:	46
# Rent Assisted Units:	46	Units by Size & Affordability:	(3) 2 BRs at 30% AMI (9) 2 BRs at 50% AMI (16) 2 BRs at 60% AMI (2) 3 BRs at 30% AMI (5) 3 BRs at 50% AMI (11) 3 BRs at 60% AMI
# of Units with OHCS PSH Services Funding:	0	Manager's unit/size	(1) 2 BR unit
Total Cost Per Unit:	$510,503	Construction Type:	Preservation
Construction Cost Per Square Foot:	$131	Total Square Feet:	45,900 SF
Affordability Term:	60 years	# of Units with Non-OHCS Requirements:	1
Estimated Funding Request			
Total OHCS Request:	$1,782,736 9% LIHTCs	Total Hard Cost: Total Soft Cost: Total Project Cost:	$6,012,710 $17,470,412 $23,483,122

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 $1,782,736 of 9% Low Income Housing Tax Credits (LIHTC) resources for this project, with the expectation that the project will retain the characteristics submitted in the Impact Assessment without substantial changes.

PROJECT DETAILS	
Project Description:	Campus Court Apartments is a 47-unit garden-style complex located in Salem, Oregon. It was originally built in 1981 and contains 29 two-bedroom units and 18 three-bedroom units. 46 of the 47 units benefit from a Section 8 HAP contract. The property is in the Northgate neighborhood, approximately 0.4 miles east of interstate 5 and 4 miles from Downtown. The immediate neighborhood consists of multifamily and single-family residential uses, places of worship, educational uses, and commercial/retail use. The rehabilitation will address health and safety issues, accessibility requirements, deferred maintenance, and energy efficiency. All units will be updated with new LVP flooring, countertops, doors, appliances, plumbing fixtures, water heaters, window coverings, light fixtures, and paint. Upgrades to ADA units and new ADA path of travel, as required by local jurisdictions, will be included. Exterior improvements include new roofing, landscape improvements, parking lot mill and overlay, and community amenities including gathering areas with a patio, and BBQ, and a new playground. The project also proposes a 20-year extension of the existing HAP contract and will further deepen affordability by layering Low-Income Housing Tax Credits (LIHTC) income restrictions across the property. Upon completion, all units will serve households earning 60% of Area Median Income (AMI) or below.
Anticipated closing date:	2/10/2027
Focus Population(s):	Campus Court Apartments will serve low and very low-income families in Salem, Oregon, with a particular focus on households currently living at or below 60% of AMI. Approximately 16% of current residents have a disability or handicap, and roughly one-third of the resident population identifies as Hispanic or Latino, reflecting the broader diversity of Marion County’s low-income renter population.
ERJ Strategy:	Community Preservation Partners’ (CPP) commitment to ERJ is reflected in the integration of racial equity into organizational strategies and outcome measures against equity goals. The preservation of Campus Court will avoid the risk of displacement of predominantly low-income, racially diverse resident population with deep affordability of units through the HAP contract is a commitment to equity and racial justice. CPP maintains proactive communications internally and with the communities it serves. For Campus Court, this is operationalized through an Affirmative Fair Housing Marketing Plan (AFHMP) identifying the languages spoken by the resident

	communities. The resident services provider Project Access, includes and provides explicit multilingual support through their Connect App ensuring that residents of all linguistic backgrounds can access programming and resources in their preferred language. CPP also advances racial equity through community partnerships and government engagement. The inclusion of the Salem Housing Authority as Special Limited Partner is a direct expression of this commitment. SHA brings accountability to the project's obligations to the Marion County community and to the predominantly BIPOC, low-income households the project serves. CPP's ongoing engagement with Project Access, an organization with a 27-year history of serving racially and culturally diverse communities, reflects CPP's commitment to partnerships that advance racial equity in service delivery.
Resident Services:	With Project Access, CPP will provide culturally responsive supportive services to all residents, including Black, Indigenous, and other tenants of color. One of Project Access's first goals is to conduct a needs assessment to identify what each resident needs and wants, gathering data to tailor services specifically to those needs. Services plan to be delivered via a hybrid model, with on-site visits and online support, ensuring consistent engagement and accessibility for all residents. Given the concentration of families with children, female-headed households, and residents with disabilities, the resident service programs will be tailored to address barriers to housing stability including income volatility, food insecurity, healthcare access, and educational support for children. The amount per unit per year allocated for resident services in the operating budget is $420. The project will utilize operating capital to fund an on-site resident services coordinator totaling $19,740 per year. This is budgeted as a dedicated social services line item within the stabilized budget and is funded through the property's operating cash flow. In addition to the resident services coordinator, virtual services will be provided by Project Access. Project Access will support the resident population through a focus on enhancing support virtually. Tenants will have access to Virtual Programming (webinars on financial education, health and wellness), a directory of 608,000+ local resources with referrals to local supplemental food programs, and a staffed 1-800 Call Center Support Line that is available to assist tenants in handling crises. The program supports housing retention by connecting residents to resources that promote economic stability and financial resources via their virtual programs. Project Access will foster wellness through health programming and resource directory, providing tenants with virtual cooking demonstrations and the referrals to local supplemental food programs.

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	Project Access has prior experience collaborating with the sponsors, specifically on another Oregon project, that shares a very similar tenant demographic to Campus Court. Project Access was able to effectively support tenants at Burlwood through their technology and innovation seen in their virtual programming options, resource directory, and call center support line. Project Access will track and report user engagement data on an annual basis, ensuring services remain responsive to the cultural and personal needs of the resident population of the property. CPP, Arrowhead Management, and Project Access will work together to maintain effective communication regarding resident services, ensuring that tenants are getting the best possible support and impact from the services onsite. Arrowhead Management's responsibilities: As the current and continuing property manager, Arrowhead serves as the day-to-day point of contact for residents and the operational backbone supporting the services program.
Location Preferences:	Campus Court will include an onsite playground along with a gathering space for tenants. There will be a communal patio with a BBQ. The property is also located adjacent to a public park that includes a disc golf course. While the property's Walk Score of 29 reflects it being a car-dependent neighborhood, residents have access to public bus transportation via the Lancaster @ Statter Street bus stop, located 0.1 miles from the property. Bush Elementary School is located approximately 3.84 miles from the site and Brush College Elementary School located approximately 4.67 miles from the site, both of which have a rating of 7 or above on the GreatSchools rating.

Campus Court

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Housing Stability Council Project Summary
Impact Assessment Application Step

SUMMARY			
Project Name:	Forest Grove PSH		
City:	Forest Grove	County:	Washington
State House District:	29	State Senate District:	15
Sponsor Name:	Housing Authority of Washington County		
Geographic Set Aside:	Metro	Total Units:	45
		Total Affordable Units:	45
# Rent Assisted Units:	45	Units by Size & Affordability:	15 Studios at 30% AMI 30 1 BR at 30% AMI
# of Units with OHCS PSH Services Funding:	45	Manager's unit/size	N/A
Total Cost Per Unit:	$667,866	Construction Type:	New Construction
Hard Construction Cost Per Square Foot:	$631	Total Square Feet:	31,265 SF
Affordability Term:	60 years	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
Total OHCS Request:	$4,000,000 PSH Capital $2,000,000 9% LIHTC	Total Hard Cost: Total Soft Cost: Total Project Cost:	$19,732,062 $10,321,905 $30,053,967

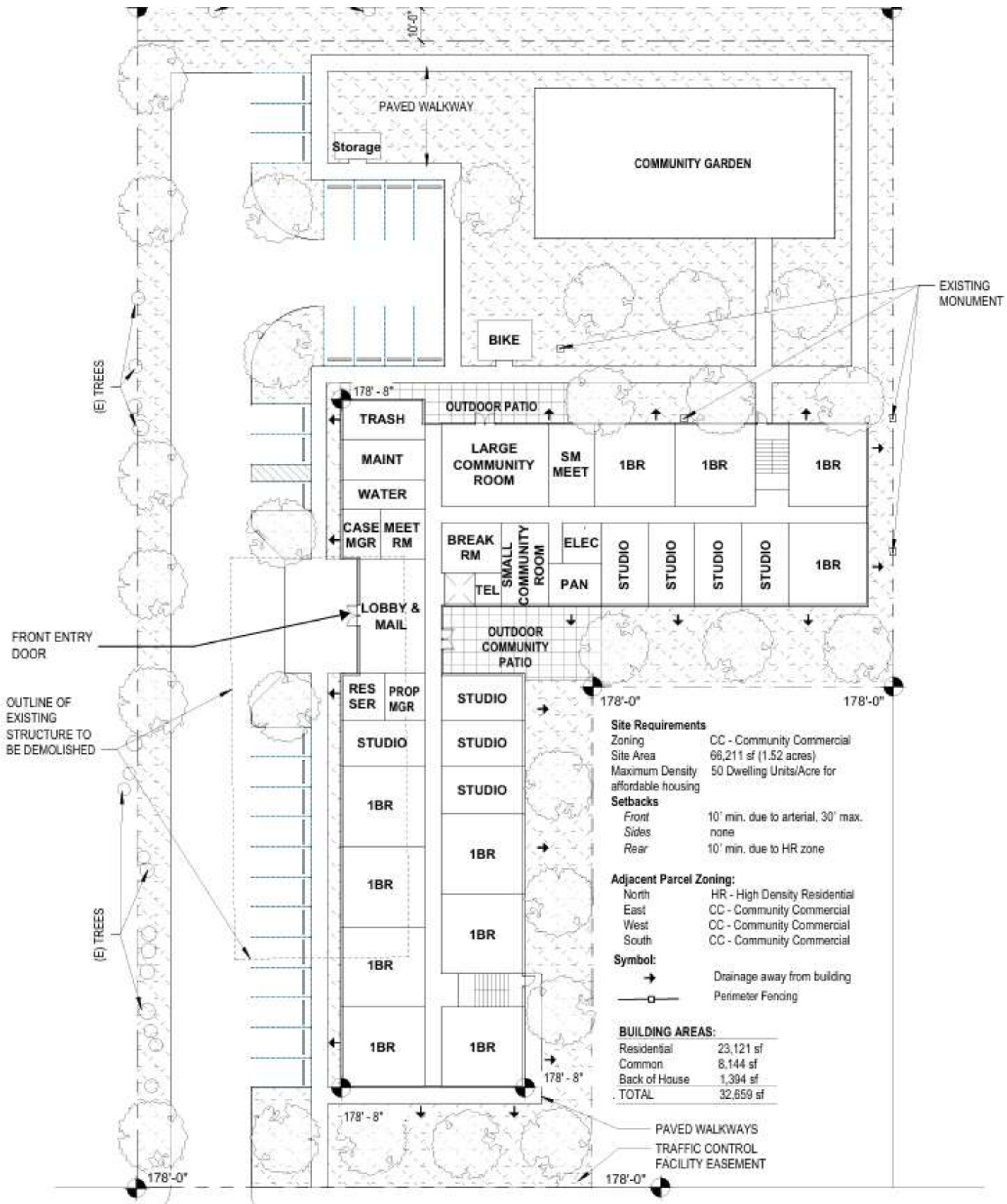
This project is currently in the Impact Assessment step and there may be changes as it progresses through the ORCA process. We recommend to Housing Stability Council the reservation of an up to amount of $4,000,000 in PSH Development Capital and $2,000,000 in 9% LIHTC for this project, with the expectation that the project retains the characteristics submitted in the Impact Assessment without substantial changes.

PROJECT DETAILS	
Project Description:	The Forest Grove Permanent Supportive Housing (Forest Grove PSH) project will provide 45 new affordable service supported homes in amenity-rich eastern Forest Grove. The Forest Grove PSH project centers the needs of individuals who

	experience serious mental, behavioral, and/or physical health issues with units prioritized for individuals who are chronically homeless. Nine units will meet Type A accessibility standards and up to nine additional units will be adaptable for people who are physically disabled. All Forest Grove PSH residents will have access to an array of supportive services and will benefit from the property's location, which is close to shopping, services, schools, parks, and transit. The ground floor includes a community room with a kitchenette that opens onto the plaza, meeting and community rooms, and offices for a property manager, resident services staff, and case managers. Multipurpose rooms are located on the upper floors to meet a variety of needs. The building will also contain laundry facilities on each floor.
Anticipated closing date:	11/4/2027
Focus Population(s):	Chronically homeless, severe and persistent mental illness (SPMI)
ERJ Strategy:	HAWC is committed to delivering culturally responsive services that honor the identities and lived experiences of Latinx, Indigenous, Black, and other residents of color at Forest Grove PSH. Their resident services partner, Centro Cultural, is a Latinx led grassroots organization founded by farmworker families in 1972 that now serves thousands of individuals annually through bilingual, bicultural, community-based programming. Initial planned services include bilingual navigation and advocacy, culturally specific programming and community building, and referrals to culturally specific behavioral health and community health supports. Centro's programming—ranging from culturally relevant food access through the Mercado, to navigation assistance, to health and wellness activities—reflects the organization's commitment to culturally rooted services and will inform onsite resident support. Case management staff will also receive training in culturally responsive practices and intersectional trauma to ensure services appropriately support Latinx, Indigenous, and Black residents. As the Housing Authority of Washington County (HAWC) and Scott Edwards Architecture dive into intensive predevelopment design and programs activities with their project partners, they will collaborate closely with Centro Cultural, Transcending Hope and community members to explore additional culturally relevant priorities.

	The County also uses a suite of access and opportunity tools, including the Racial Equity Lens Tool (RELT), adapted from Metro, to identify opportunities to evolve policies, improve program design, and strengthen equitable service delivery. The Forest Grove PSH project operationalizes these commitments through low barrier access, equitable tenant selection via Coordinated Entry, ADA and language access compliance, and culturally responsive, trauma informed services delivered by Centro Cultural, Transcending Hope, Key Property Management and HAWC.
Resident Services:	Transcending Hope will provide case management, and behavioral health supports as the Permanent Supportive Housing (PSH) Service Provider and Centro Cultural will provide on-site Resident Services. Transcending Hope will provide a full array of PSH case management services including individualized housing stability planning; tenancy skills education; crisis prevention and response within 48 hours; benefit acquisition support; and ongoing behavioral health, substance use, and primary care coordination. Peer Support Specialists will provide mentorship, advocacy, and wellness support grounded in shared lived experience of homelessness, recovery, and/or system involvement. Transcending Hope will also provide community building activities, groups, and opportunities that improve tenants' sense of belonging and promote wellbeing, while maintaining a clear distinction between community activities and PSH case management. Centro Cultural will supplement these services by offering cultural wellness programming, community engagement events, tenant led activities, and support connecting residents to local resources.
Location Preferences:	TriMet bus line 57 is located at the project site. Additionally, GroveLink, which is operated by nonprofit transit access agency Ride Connections, is located within 0.1 miles of the site and offers west, east, and employment loops Monday through Friday and a Saturday service of the Forest Grove and Cornelius lines. Safeway is located 0.5 miles from the project site and BiMart is located next door. Tenants will also benefit from culturally relevant food resources through Centro Cultural, the resident services partner. Centro operates the Centro Mercado in nearby Cornelius, a grocery style, no cost food pantry offering fresh, local, and culturally appropriate foods. Residents will be connected to the Centro Mercado as part of their tenancy.- The property has a walk score of 78 out of 100.

Forest Grove PSH



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Housing Stability Council Project Summary
Impact Assessment Application Step

SUMMARY			
Project Name:	Gant Gardens		
City:	Happy Valley	County:	Clackamas
State House District:	26	State Senate District:	5
Sponsor Name:	NWV Group		
Geographic Set Aside:	Metro	Total Units:	66
		Total Affordable Units:	66
# Rent Assisted Units:	66	Units by Size & Affordability:	66 1-BR at 60% AMI
# of Units with OHCS PSH Services Funding:	66	Manager's unit/size	N/A
Total Cost Per Unit:	$406,213	Construction Type:	New Construction
Construction Cost Per Square Foot:	$440	Total Square Feet:	46,053
Affordability Term:	30 years	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
Total OHCS Request:	$14,400,000 in PSH Capital $12,410,085 in LIFT	Total Hard Cost: Total Soft Cost: Total Project Cost:	$20,249,500 $6,560,585 $26,810,085

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 $26,810,085 in PSH and LIFT Article XI-Q 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:	Gant Gardens is a 66-unit Permanent Supportive Housing (PSH) community strategically located within a mixed-use corridor with convenient access to transit, grocery stores, healthcare, and parks—essential amenities for residents transitioning out of homelessness. The three-building campus is thoughtfully designed with PSH residents in mind, balancing privacy, dignity, and connection. Each of the 66 one-bedroom apartments will feature durable, trauma-informed finishes, open layouts with natural light, and individual climate control to promote comfort and autonomy. Units will include floor drains, durable cabinetry, countertops, doors, hardware, and wall finishes; and durable water-resistant flooring that is easy to clean and replace. Shared spaces, including a large community room, wellness and meeting areas, landscaped courtyards, and on-site offices for case management, are intentionally designed to foster engagement, reduce isolation, and support recovery. Universal design ensures full accessibility for residents with mobility or sensory challenges, while energy-efficient construction and sustainable materials promote environmental and operational stability. Additional amenities include a secure package and mail area, bicycle storage and additional storage space.
Anticipated closing date:	12/1/2027
Focus Population(s):	Chronically homeless, severe & persistent mental illness (SPMI), previously homeless adults exiting intensive behavioral health facilities.
ERJ Strategy:	NWV has an MOU in place with NAMC (National Association of Minority Contractors-Oregon Chapter) to support the engagement, technical assistance and retention of small businesses owned by People of Color. Additionally, NWV partners with local pre-apprenticeship programs that explicitly recruit and train individuals from historically marginalized communities and communities of color in the Portland metro area, creating direct career pathways on our active job sites. NWV's design-build process integrates feedback from culturally specific service providers from the onset. This ensures the physical spaces, common areas, and community layout are optimized for culturally responsive, trauma-informed Permanent Supportive Housing (PSH) delivery. All essential tenant-facing materials will be translated to Spanish, Russian, Ukrainian and Vietnamese prior to opening and bilingual staff or contracted interpreters will be available to support interviews, unit orientation, and the signing of all required forms. For ongoing tenancy, translated versions of notices, service program

	materials, and community updates will be provided to ensure that tenants receive equitable access to information and support The lead service provider, The Father's Heart, has made explicit, ongoing commitments to advancing racial equity across all programs, service models, and organizational systems. Its racial equity work is grounded in the understanding that homelessness disproportionately impacts Black, Indigenous, and other communities of color due to historical and contemporary inequities, including discriminatory housing policy, policing practices, and unequal access to economic opportunity. As a result, we have developed actionable strategies, beyond values or mission statements, that guide program design, staffing, partnerships, and accountability.
Resident Services:	The lead service provider, The Father's Heart, will follow a 1:8 staffing ratio that includes a Program Manager, Lead Case Manager, Resident Support Coordinators, Peer Support Specialists, and Community Wellness Navigators. The project will maintain 24/7 on-site staffing to address crises, ensure safety, and support residents at all hours. On-site services will include intensive case management, housing stabilization and tenancy support, resource navigation, behavioral-health coordination, peer-support and recovery groups, crisis prevention and intervention, employment and income-support linkages, and life-skills and wellness programming. Services will be delivered within a trauma-informed, harm-reduction, and Housing First framework that prioritizes choice, dignity, and community belonging. In addition to Supportive Services, this project will integrate clinical services on-site, including a 0.25 FTE Nurse and 1 FTE Behavioral Health provider, to support tenants with physical and mental health needs.
Location Preferences:	A Walmart Supercenter is located 0.4 miles from the project site. The MAX Green line is 0.2 miles away in addition to the following bus lines: 72 (0.2 mi), 71 (0.4 mi) and 33 (0.4 mi). The project meets the following Anti-Displacement Index criteria: Income Profile, Vulnerable People & Precarious Housing. The property has a walk score of 70 out of 100 and 69 bike score.

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Gant Gardens

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Housing Stability Council Project Summary
Impact Assessment Application Step

SUMMARY			
Project Name:	Milltown Landing		
City:	Bend	County:	Deschutes
State House District:	54	State Senate District:	27
Sponsor Name:	Housing Works		
Geographic Set Aside:	Non-metro Urban	Total Units:	64
		Total Affordable Units:	64
# Rent Assisted Units:	0	Units by Size & Affordability:	36 1 BR at 50% AMI 16 2 BR at 50% AMI 12 3 BR at 50% AMI
# of Units with OHCS PSH Services Funding:	0	Manager's unit/size	N/A
Total Cost Per Unit:	$420,165	Construction Type:	New Construction
Construction Cost Per Square Foot:	$347	Total Square Feet:	52,330 SF
Affordability Term:	60	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
Total OHCS Request:	$ 2,000,000 9% LIHTC $ 3,000,000 LIFT	Total Hard Cost: Total Soft Cost: Total Project Cost:	$18,160,771 $8,729,829 $26,890,600

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.

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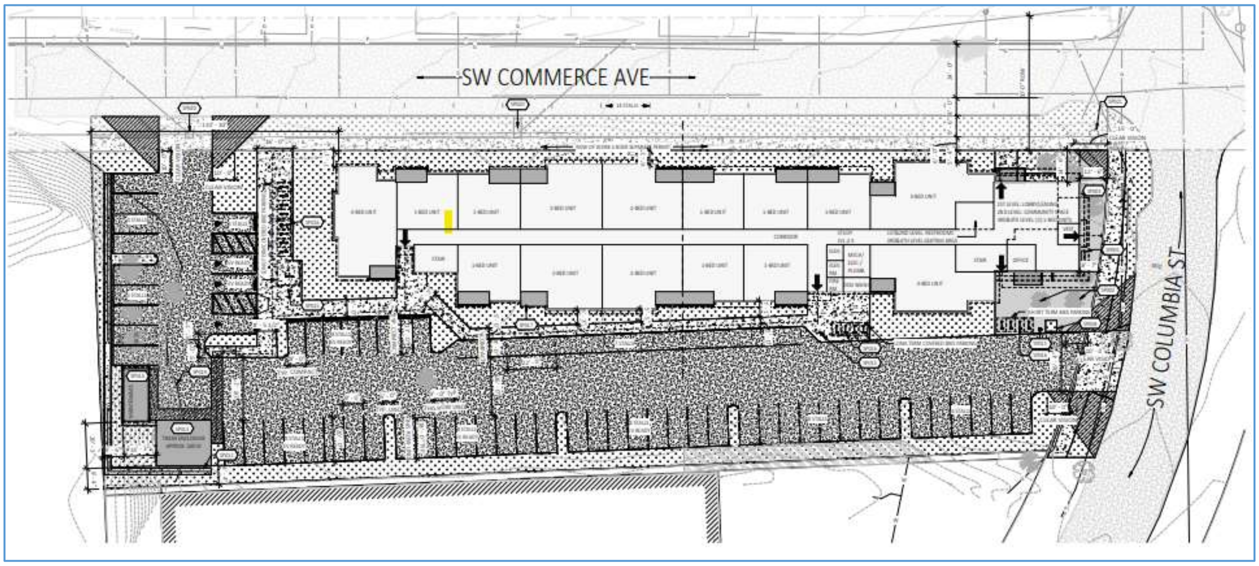
PROJECT DETAILS	
Project Description:	Milltown Landing is a 64-unit, four-story development located near the Old Mill district of Bend, serving 50% AMI households and offering 8 apartment homes to those who qualify for Veterans Affairs Supportive Housing (VASH) vouchers. Amenities will include study/work areas, spaces for service providers to meet with residents, an exercise/wellness/gym space, flex sitting areas, and a dog wash station.
Anticipated closing date:	January 2027
Focus Population(s):	Low-income and veteran households
ERJ Strategy:	Housing Works demonstrates its commitment to advancing racial equity internally and externally through a multifaceted approach that includes partnerships, resident services, community engagement, and programmatic initiatives aimed at fostering inclusivity and equitable access. 1. Racial Equity Strategy and Partnerships: Housing Works has developed partnerships with culturally specific organizations, such as the Latino Community Association (LCA), to provide culturally relevant support services and ensure outreach materials are accessible in languages pertinent to the communities. This collaboration includes an MOU with LCA to facilitate culturally competent marketing and communication, helping Spanish-speaking community members navigate housing and support services. 2. Resident Services Integration: Through partnerships with organizations like Cornerstone Community Housing, Housing Works ensures that BIPOC residents have access to tailored support programs. Cornerstone Community Housing has been a culturally responsive organization. These include eviction prevention, financial education, and youth programs that address the unique needs of underrepresented communities. 3. Internal DEI Measures: Housing Works emphasizes employee training focused on cultural competency and unconscious bias to create a welcoming and inclusive environment. 4. Data-Driven Initiatives and Impact Analysis: Housing Works maintains demographic data disaggregated by race and ethnicity for its portfolio of nearly 1,400 units and uses this data for annual evaluations to align strategies with the needs of BIPOC populations. Additionally, they review and refine practices to bridge any disparities in resident outcomes.

Resident Services:	Resident services at Milltown Landing will be provided by Cornerstone Community Housing. Cornerstone provides resident services through their Healthy Homes program. Services are delivered directly to residents in five focus areas: Food Security, Youth Development, Health and Wellness, Economic Stability, and Community Connections. Services include free food boxes, dental screenings, resources and referrals for rental or utility assistance or outside partners are provided during the weekly "Resident Resource Hours". Other programs include "Active Kids" and "Homework Helpers" for youth development, community building events like game nights or community garden supports. Programs will be offered throughout the year, on-site, at no cost for residents in the on-site community room. Cornerstone works in partnership with the local community to bring services like pop up food pantries, summer reading programs, or cooking classes in partnership with OSU extension. Cornerstone is committed to providing culturally competent services and promoting BIPOC organizations, events, and opportunities to residents through monthly newsletters. Cornerstone staff members are certified as Peer Support Specialists to deliver peer-driven services. Newsletters and flyers are also translated into Spanish.
Location Preferences:	Milltown Landing has multiple greenspace and outdoor recreation options within a half mile, including Columbia, McKay, and Millers Landing Parks. Safeway is a quarter mile from the project site as is a permanent stop for Transit East route 11. Bend Preschool is located within a third of a mile and the middle and high schools for Milltown Landing both have a GreatSchools rating of 10. The project has a walkability score of 76 and a bike score of 80.

Milltown Landing



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Housing Stability Council Project Summary
Impact Assessment Application Step

SUMMARY			
Project Name:	Oregon City Trio		
City:	Oregon City	County:	Clackamas
State House District:	40	State Senate District:	20
Sponsor Name:	Northwest Housing Alternatives		
Geographic Set Aside:	Metro	Total Units:	38
		Total Affordable Units:	37
# Rent Assisted Units:	37	Units by Size & Affordability:	16 Studios at 60% AMI 17 1BR at 60% AMI 4 2BR at 60% AMI
# of Units with OHCS PSH Services Funding:	0	Manager's unit/size	yes/ 1 2BR
Cost Per Unit:	$382,636	Construction Type:	Acquisition-Rehab / Preservation
Cost Per Square Foot:	$134	Total Square Feet:	42,385 SF
Affordability Term:	60 years	# of Units with Non-OHCS Requirements:	37
Estimated Funding Request			
Total OHCS Request:	$1,655,000 Preservation (LBB) $950,000 OAHTC-attached loan amount $907,740 9% LIHTC	Total Hard Cost: Total Soft Cost: Total Project Cost:	$5,660,870 $8,496,665 $14,157,535

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 $1,655,000 in Preservation (LBB) resources, a reservation of an up to amount of $907,740 of 9% Low Income Housing Tax Credits (LIHTC) resources, and OAHTC to attach to the perm loan amount of $950,000 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 Oregon City Trio project is the proposed acquisition and rehabilitation of three small, federally subsidized properties in Oregon City: Fisher Ridge, Meadowlark, and Our Apartments. These small properties are difficult to sustain stable financial health alone. The sponsor intends to undertake a Rental Assistance Demonstration (RAD) for Project Rental Assistance Contract (PRAC) conversion which will change the HUD 811 subsidy into long-term project based rental assistance. Physical needs vary across the three properties based on building age and construction type. The proposed scope of work includes a full envelope and plumbing system replacement and select unit upgrades at Fisher Ridge; a new roof, site work, and select unit upgrades at Meadowlark; and full interior upgrades and envelope repairs at Our Apartments. The proposed renovations will address all immediate and short-term capital needs and ensure that the properties remain in high-quality condition for the next decades.
Anticipated closing date:	February 1, 2028
Focus Population(s):	Very low-income households, individuals with mental health disabilities
ERJ Strategy:	Northwest Housing Alternatives and Cascade Management are committed to prioritizing ERJ principles in their housing operations. They seek to operationalize ERJ values to enhance service provision and help their residents and prospective residents thrive. Property management staff work across their portfolio to provide language access and translation support in multiple languages and with cultural proficiency. The three properties in this proposed scattered site project are all currently fully leased up. Low-income, older, and disabled tenants make up the current tenant population. Northwest Housing Alternatives and the property manager are committed to ensuring outreach to a wide array of groups in their marketing of any units that become available to lease.
Resident Services:	Providing resident services is core to NHA's nonprofit mission. They are a culturally responsive service provider with connections throughout its portfolio with Culturally Specific Providers. One of NHA's Resident Services Coordinators will be assigned to these three properties. All service provision will be tailored to the individual tenant through intake meetings, questionnaires and surveys, available on-site office hours and regular personal check-ins with tenants. Below services offered:

	- Health and Wellness. Basic Health Screenings, Meal Services, and Health Talks. - Asset Building. Individual Development Account (IDA) supports, Employment Services, Adult Education, and Financial Education and Coaching. - Information and Referral. Support around public benefits such as SNAP, TANF, OHP, SSD, and many other Federal, County and City supports. - Transportation. Navigation assistance, medical transport, public transit passes. - Social Engagement. On-site social activities, events, and off-site trips. Leadership and peer engagement.
Location Preferences:	All three properties are located immediately adjacent to multiple TriMet bus routes. They are all also located near multiple grocery options. There is an extensive list of available outdoor recreational locations including Newell Creek Canyon, Hillendale Park, Singer Creek Park, Oregon City Swimming Pool, and the Pioneer Community Center.

Oregon City Trio


Fisher
Ridge


Meadowlark
Apartments
GARDEN MEADOW DRIVE

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Housing Stability Council Project Summary
Impact Assessment Application Step

SUMMARY			
Project Name:	Wickiup Station Apartments III		
City:	La Pine	County:	Deschutes
State House District:	55	State Senate District:	28
Sponsor Name:	Foundation for Affordable Housing		
Geographic Set Aside:	Rural	Total Units:	21
		Total Affordable Units:	21
# Rent Assisted Units:	0	Units by Size & Affordability:	5 1 BR at 30% AMI 12 1BR at 50% AMI 4 2BR at 50% AMI
# of Units with OHCS PSH Services Funding:	0	Manager's unit/size	N/A
Total Cost Per Unit:	$589,868	Construction Type:	New Construction
Construction Cost Per Square Foot:	$412	Total Square Feet:	19,574
Affordability Term:	60 years	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
Total OHCS Request:	$3,000,000 LIFT $984,546 OAHTC $1,000,000 9% LIHTC	Total Hard Cost: Total Soft Cost: Total Project Cost:	$8,059,375 $4,327,857 $12,387,232

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 $3,000,000 in LIFT resources, an OAHTC to attach to the perm loan amount of $984,546, and $1,000,0000 in 9% LIHTC for this project, with the expectation that the project retains the characteristics submitted in the Impact Assessment without substantial changes.

PROJECT DETAILS	
Project Description:	Wickiup Station Apartments III is a proposed 21-unit apartment building in the Wickiup Junction area of La Pine. The project intends to serve older adult households including veterans earning 30% to 50% AMI. This is the third phase of Wickiup Station Apartments project. Wickiup Station Apartments III will consist of one- and two-bedroom units, with 5 units reserved for veterans. Amenities will include a community room, a fitness room, raised bed gardens, and washers and dryers in every unit. Residents will also have access to the Phase I and Phase 2 amenities, including a community room, a game room, and a common patio.
Anticipated closing date:	March 15, 2027
Focus Population(s):	Older adults, veterans
ERJ Strategy:	The Foundation for Affordable Housing, and their property manager, Cascade Management, are committed to providing culturally responsive services to their tenants. They have well-developed strategies for addressing cultural and language barriers for residents and prospective residents. The expectation, based on the 2024 American Community Survey, is that most of the non-native English speakers will speak Spanish. The sponsor prioritizes hiring bilingual staff and have contracted with the Latino Community Association for translation services. They have other third-party translation services available on a case-by-case basis for other non-native English speakers as needed. The sponsor also tracks resident demographic and outcome data for tenants and adjusts their approach based on that data. They address issues they discover through the data with targeted, culturally competent strategies including early intervention efforts, housing counseling, and financial literacy workshops.
Resident Services:	Embrace Foundation will be the primary service provider. Embrace has experience delivering culturally responsive services across affordable housing communities. A full-time Resident Services Coordinator will serve the Wickiup Station Apartments, including Phases I, II, and III. For Phase III, services will be tailored to low-income older adults and senior veterans. Services will include individual service coordination, benefits navigation, health insurance and healthcare referrals, food security resources, transportation referrals, wellness programming, digital literacy support, social activities, and connections to veteran-specific benefits and service providers.

	Housing retention will be supported through early intervention, coordination with property management, benefits assistance, emergency referrals, and individualized follow-up. Crisis response will include connections to emergency financial assistance, food resources, healthcare providers, mental health resources, and veteran-specific supports. Community wellness will be fostered through older adult-oriented programming, gardening, fitness and wellness activities, resident meetings, and social events designed to reduce isolation and build community.
Location Preferences:	The proposed project location is adjacent to a number of outdoor recreational opportunities, including Deschutes National Forest, La Pine State Park, and public access to the Deschutes River. The site is also near a variety of grocery options, including Wickiup Junction Grocery store and Ray's Food Place. The property will have access to mass transit through Cascades East Dial-a-Ride and Cascades East Transit Fixed Route Service.

Wickiup Station Apartments III

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Date: September 11, 2026

To: Housing Stability Council Members
Andrea Bell, Executive Director

From: Jacqueline Santiago, Sr. Tax Credit Program Manager
Sandria Buchanan, LIHTC Program Analyst
Brandi Glasser, Development Resources Manager
Amy Cole, Assistant Director of Development Resources and Production
Roberto Franco, Deputy Director of Development Resources and Production

Re: QAP 2027-2028 Updates and Redline Release

This memo provides an overview of proposed policy updates to the Qualified Allocation Plan (QAP) for 2027 and 2028. It also outlines the engagement conducted to-date, summarizes stakeholder feedback, and describes the planned timeline for releasing a redline draft for public comment.

Summary

The Qualified Allocation Plan (QAP) governs how Oregon Housing and Community Services (OHCS) allocates Low Income Housing Tax Credits (LIHTC). It includes goals and priorities for LIHTC resources, threshold eligibility requirements (mandatory and supplemental criteria), tiebreakers, as well as application procedures. The QAP is updated every two years to reflect statutory changes, as well as to incorporate updates to agency policy in response to changing market or policy priorities at the state.

Partner Engagement to Inform QAP Updates

To support transparency, gather broad stakeholder input, and ensure that updates to the Qualified Allocation Plan (QAP) reflect real-world conditions and partner experience, OHCS conducted a multiphase engagement process spanning statewide outreach, targeted focus groups, and a large public session. Engagement efforts were designed to capture perspectives from developers, investors, participating jurisdictions, service partners, and other diverse stakeholders involved in the LIHTC program.

Statewide Survey

OHCS conducted a survey to collect feedback on partner and stakeholder experiences with the LIHTC program and the current QAP framework. The survey gathered input on operational challenges, perceived strengths, opportunities for improvement, and strategic priorities for future QAP updates. The survey received 30 responses.

Targeted Focus Groups
To supplement survey results with deeper qualitative insights, OHCS convened several facilitated focus group discussions:

- **Investor Focus Group** to understand how proposed QAP updates may affect project feasibility, investor appetite, credit pricing, and deal structuring.
- **Participating Jurisdictions/Metro Focus Group**, including cities, counties, and regional bodies, to assess implications for local and regional planning, coordinated funding strategies, and alignment with local housing priorities.
- **Preservation Steering Committee** to understand preservation challenges, inform policy alignment and evaluate how QAP revisions can support sustainable preservation efforts.
- **Tribal Housing Work Group** to gather input from Tribal Nations and Tribal housing providers on how QAP updates can better support Tribal housing development, respect Tribal sovereignty, and address unique cultural and community housing needs.
- **CSO Developer Meeting** to receive feedback from culturally specific organizations (CSOs) on barriers faced, opportunities to improve equitable access to LIHTC resources, and ways QAP updates can reinforce culturally grounded housing outcomes.
- **Oregon Rural Council** to understand rural-specific challenges related to development feasibility infrastructure limitations, and resource access, and to evaluate how QAP policy changes can better serve rural communities.

These focus groups allowed OHCS to test proposed policy concepts, identify early concerns, and hear directly from professional stakeholders who regularly engage with the LIHTC program.

Statewide Public Engagement Session
OHCS hosted a large public engagement session open to all partners, stakeholders, and members of the public. The session was designed to provide broad transparency and allow participants to react directly to early policy direction.

- 47 participants attended live, representing developers, investors, community partners, local governments, advocates, and service providers.
- OHCS presented the full statewide survey results and walked attendees through the proposed QAP updates and potential impacts on preservation, new construction, and resource allocation.
- Participants were invited to provide verbal feedback, submit written comments, and engage in live Q&A.

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QAP Engagement	Key Feedback Themes
Statewide Survey	▪ Critical need for paired gap resources. ▪ Rural housing development disadvantages. ▪ Need for an increase to the 9% LIHTC per project cap. ▪ Prioritizing preservation strategies for aging rural affordable housing. ▪ Preserving existing affordable housing, particularly financially distress properties at risk of converting to market-rate housing. ▪ Escalating cost for new affordable housing construction. ▪ Challenges tied to infrastructure costs, local land use policies, and limited development capacity.
Targeted Focus Groups	▪ Investors support an increase to the LIHTC cap to 2.5M. ▪ Expressed the high need for Preservation and showed strong support for a Preservation focused round followed by a New Construction round. ▪ LIHTC's 9% strict timeline poses a challenge for tribal led projects to access those resources. ▪ Strong support from Participating Jurisdictions to keep Tiebreaker B. ▪ Rural disadvantages and limited development capacity for CSOs.
Public Engagement Session	▪ Concern about timing. Developers feel the policy shift (preservation round) is not enough time to adjust their pipeline. ▪ Concern about projects on the 9% reserve list and/or new construction teams who have been waiting may have to abandon projects or attempt 4%. OHCS has 4%/PAB readily available for pipeline recasting. However, gap resource availability is limited. ▪ Several sponsors did express ability to shift their pipeline toward preservation in response to messaging.

Summary of Proposed QAP Changes for the 9% LIHTC Program

A. <u>2027 Preservation-Focused 9% Round:</u> The 2027 competitive round is proposed to exclusively prioritize preservation projects.

   The rationale for focusing the resources on Preservation is:
   - For new construction, the QAP currently prioritizes policy enriched projects such as PSH and there is no available PSH capital or service slots to offer in 2027.
   - There is up to $20 M in preservation funding, from 2026 Legislative investments, that could be offered as gap financing.
   - There is a strong demonstrated pipeline of preservation projects seeking 9% LIHTC financing, with demand for preservation 9% LIHTC far exceeding what we have been able to fund in recent application rounds.

- There are significant pressures on project and organizational portfolios that have increased risk of loss of affordability and leveraging 9% LIHTC equity provides an expanded opportunity to support costs and lessen reliance on other state funds.

The proposed preservation dedicated round also incorporates:

- Ability to incorporate 4% and 9% twinning opportunities to enhance preservation outcomes.
- 3 million per project cap on gap resources.
- Allowance for preservation projects that include eligible redevelopment opportunities

B. 2028 New Construction-Focused 9% Round

- The proposed 2028 9% LIHTC offering would prioritize new construction.
- Focusing on new construction in 2028 is responsive to the pipeline of new construction projects ready to leverage 9% LIHTC, where the demand also exceeds the resource availability.
- Could leverage future legislative investments in gap financing.

C. Increase to the 9% LIHTC Per Project Cap

- QAP will propose an increased 9% LIHTC per project cap from $2M to $2.5M per project.
- Intended to support feasibility given escalating construction and preservation costs.
- Early feedback has been generally neutral or positive; few comments received.

Proposed Timeline for the QAP

- Redline Draft Release- Mid to Late September
- Public Comment Period- 30 Days with redline release
- QAP Draft Finalized- November
- Governor’s Decision and Signature- December

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DATE: September 11, 2026

TO: Housing Stability Council
Andrea Bell, Executive Director

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

SUBJECT: Oregon Centralized Application (ORCA) September 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:

- QAP engagement: The division will be publishing a red line of proposed QAP changes for 2027-28 later this month in September. There will be a 30-day public comment period, feedback will be brought to HSC in November, and we hope to finalize with the Governor's signature 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.
- Attachment: PSH Outcomes Report: OHCS has prepared a report for HSC regarding Permanent Supportive Housing outcomes from 2020 to 2025.
- Attachment: Tier 3 PSH Pilot Project: OHCS has also prepared a briefing for HSC regarding our progress on Governor Kotek's EO 26-01 to develop an intensive Permanent Supportive Housing program.

ORCA pipeline as of 9-1-2026:

	Intake	Impact Assessment	Resource Waitlist	Financial Eligibility	Commitment	Total
# Projects	94	64	53	14	12	237
# Units	5,883	4,295	4,295	1,020	1,000	16,284
$ Requested	$ 915,285,647	$783,144,967	$ 860,679,820	$192,660,214	$ 224,060,295	$ 2,975,830,943

*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 64 projects that are actively working on their Impact Assessment applications. OHCS is actively reviewing 7 projects that have submitted their application.

Step: Resource Waitlist

There are a total of 53 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*: The 2026 selection process outcomes is provided above; ARH has initiated engagement on the QAP for updates anticipated in advance of the 2027 9% offering.
- *LIFT:* This resource has been fully subscribed. An additional $75 million in Article XI-Q bond funds was allocated through an anticipated spring 2027 bond sale. Additional information about the timing and process for allocating these resources to the ORCA will be shared 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. Some funding is being reserved for 9% resources and as directed by Executive Order 26-01.
- *Older Adults Housing Program*: $23.5M is available for older adult projects.
- *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 is included in the HSC packet for August. Projects have begun to have financing close, with a large portion scheduled for late July.

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

Step: Financial Eligibility

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

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