

Oregon Centralized Application (ORCA)

Available Resources & Waitlist Status

As of November 24, 2025

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This document provides information about the resources OHCS intends to award through the ORCA by funding source and set-aside.

With the new investments from the 2025 Oregon Legislature, OHCS is now transitioning the ORCA to allocate those funds to projects in the ORCA waitlist pipeline. Though there was significant investment in housing production, it was less than anticipated in the Governors Recommended Budget and we expect the resources will be swiftly reserved to projects at the top of our waitlist where the funds are sufficient to do so. Project recommendations to Housing Stability Council will begin in August and we expect that most resources could be fully committed to projects on the current ORCA waitlist as soon as October of this year.



ORCA Currently Available Development Resources

Set-aside	Allocation for 2025-27 Biennium	Remaining Available	Funding Source			
			LIFT (Article XI-Q Bonds)	PSH (Article XI-Q Bonds)	GHAP & HDGP	HOME
Regional: Portland Metro Counties	\$ 138,992,832	\$ 13,030,682	\$ -	\$ 13,030,682	\$ -	\$ -
Regional: Urban Areas	\$ 98,312,003	\$ 19,426,414	\$ -	\$ 19,426,414	\$ -	\$ -
Regional: Small City or Suburban Areas	\$ 54,241,105	\$ 1,579,965	\$ -	\$ 1,579,965.00	\$ -	\$ -
Regional: Rural Areas	\$ 47,460,967	\$ 9,443,407	\$ -	\$ 9,443,407	\$ -	\$ -
Culturally Specific Organization	\$ 84,751,727	\$ 32,487,723	\$ 20,224,496.00	\$ 12,263,227.00	\$ -	\$ -
Permanent Supportive Housing Institute	\$ 40,000,000	\$ 17,153,500	\$ -	\$ 17,153,500.00	\$ -	\$ -
HOME Balance of State	\$ 10,753,834	\$ 8,015,856	\$ -	\$ -	\$ -	\$ 8,015,856
Veterans	\$ 6,431,200	\$ -	\$ -	\$ -	\$ -	\$ -
Native Nations	\$ 20,000,000	\$ 20,000,000	\$ -	\$ -	\$ 20,000,000	\$ -
Totals	\$ 500,943,668	\$ 121,137,547	\$ 20,224,496	\$ 72,897,195	\$ 20,000,000	\$ 8,015,856

Private Activity Bonds for Rental Housing

	2025	2026	2027
General Available	\$ -	\$ 157,336,782	\$ 350,000,000
Housing Authority Owned	\$ -	\$ 71,500,000	\$ 100,000,000
Reserved to Projects	\$ 621,993,057	\$ 221,163,218	\$ -
Total	\$ 621,993,057	\$ 450,000,000	\$ 450,000,000

Other Resources

	Status
Agriculture Workforce Housing Tax Credit	Available
Oregon Affordable Housing Tax Credits	Available
501c3 Bond Loans	Available
PSH Rent Assistance and Services	Available
PuSH Sellers Tax Credit	Available
Capacity Building Grants	Fully Subscribed
Predevelopment Loan Program	Fully Subscribed
Land Acquisition Program	Available

Notes:

- Last updated: November 12, 2025
- Regional set-asides are further allocations to Gap-only and 4% LIHTC projects.
- The following resources are not currently available but will be made available later in the biennium: 9% LIHTC, Preservation & Stabilization, Housing for Older Adults and Persons with Disabilities, LIFT Modular (HB3145).
- Capacity Building Grants are anticipated to be made available through the ORCA in early October 2025.

ORCA Gap Only Waitlist & Project Status

This waitlist includes each project's new region and status notes about whether they will be funded with recent legislative investments.

Gap Only Waitlist #	Region Waitlist #	CSO Waitlist #	Deal Name	Developer Name	City	Total Units	Region	Gap Resources	PAB	LIFT Eligible	Preservation Eligible	Other Eligible	11/7/25 Status Note
GO 1	M 1		Ash and Pine	East County Housing	Gresham	56	Metro	\$ 17,927,341	\$ -	LIFT			Insufficient resources
GO 2	M 2		1318 NW 20th	Carbon Group	Portland	80	Metro	\$ 17,048,000	\$ -	LIFT			Insufficient resources
GO 3	M 3		Ainsworth Affordable Housing	ONE45 Group / Ethos Development LLC	Portland	74	Metro	\$ 14,836,000	\$ -	LIFT			Insufficient resources
GO 4	M 4		25th & Vaughn	Carbon Group	Portland	72	Metro	\$ 16,165,000	\$ -	LIFT		Seniors	Insufficient resources
GO 5	U 1		Antler Redmond	Housing Works	Redmond	59	Non-Metro Urban	\$ 14,989,965	\$ -	LIFT			Insufficient resources
GO 6	M 5		Holgate Studios	Dream Development LLC	Portland	28	Metro	\$ 6,440,000	\$ -	LIFT			Insufficient resources
GO 7	M 6		Montavilla Affordable Housing	ROSE Community Development	Portland	82	Metro	\$ 23,200,000	\$ -	LIFT			Insufficient resources
GO 8	S 1		Baker City Senior Village	Gust Tsiatsos, Northwest Equity Group, LLC	Baker City	10	Suburban or Small City	\$ 2,400,000	\$ -			Seniors	Under Evaluation, AMI is not eligible for LIFT or HOME resources
GO 9	M 7		Simpson Studios	Bridges to Change	Portland	29	Metro	\$ 7,495,000	\$ -	LIFT		PSH	Insufficient resources given unit resource eligibility for PSH - evaluating opportunities
GO 10	M 8		The Clove Apartments	Ethos Development	Portland	56	Metro	\$ 17,483,420	\$ -	LIFT			Insufficient resources
GO 11	S 2		Stone Oak Affordable Housing	Momentasize LLC	Madras	72	Suburban or Small City	\$ 24,480,000	\$ -	LIFT			Insufficient resources
GO 12	M 9		19th and Kearney	Carbon Foundation	Portland	110	Metro	\$ 25,300,000		LIFT			Insufficient resources
GO 13	S 3		Gladys	Northwest Coast Housing	Newport	32	Suburban or Small City	\$ 10,120,000	\$ -	LIFT			Insufficient resources
GO 14	S 4		Oak Terrace Siding Replacement	St. Vincent de Paul Society of Lane County, Inc.	Florence	48	Suburban or Small City	\$ 3,303,367	\$ -		PRES		December HSC
GO 15	M 10		Premier Gear	SDP-ODP Management LLC	Portland	87	Metro	\$ 25,460,000	\$ -	LIFT			Insufficient resources
GO 16	M 11		Metzger Park Apartments	Community Partners for Affordable Housing	Tigard	32	Metro	\$ 4,905,200	\$ -		PRES		December HSC
GO 17	S 5		Whale Watch 48	Momentasize LLC	Depoe Bay	17	Suburban or Small City	\$ 15,980,000	\$ -	LIFT			Insufficient resources
GO 18	U 2		LHC River Road Development	Laurel Hill Center	Eugene	54	Non-Metro Urban	\$ 15,875,000	\$ -	LIFT			Insufficient resources
GO 19	M 12		Westgate & Hall	CSCPII (dba CEDARst Companies)	Beaverton	50	Metro	\$ 13,750,000	\$ -	LIFT			Insufficient resources

Notes:

- As of November 24, 2025
- This list represents the active projects on the waitlist as of the date published. Projects that have been withdrawn, are infeasible, or do not meet ORCA standards have been removed from the list.

ORCA 4% Gap Waitlist & Project Status

This waitlist includes each project's new region and status notes about whether they will be funded with recent legislative investments.

4% Gap Waitlist #	Region Waitlist #	CSO Waitlist #	Deal Name	Developer Name	City	Total Units	Region	Gap Resources	PAB	LIFT Eligible	Preservation Eligible	Other Eligible	11/7/25 Status Note
TC 1	U 1a		Bend Atwood Apartments II	Home First Development	Bend	96	Non-Metro Urban	\$ 19,880,000	\$ 12,000,000	LIFT			Insufficient resources
TC 2	R 1a		Aumsville Apartments	Green Light Development LLC	Aumsville	99	Rural	\$ 23,650,000	\$ 11,100,000	LIFT			Insufficient resources
TC 3	M 1a		SE 12th & Madison	Central City Concern	Portland	60	Metro	\$ 10,160,000	\$ 18,000,000	LIFT			Insufficient resources
TC 4	R 2a		Clarico Affordable	Pahlisch Commercial Inc	Bend	84	Rural	\$ 17,200,000	\$ 8,275,000	LIFT			Insufficient resources
TC 5	S 1a		Coyote Ridge Apartments	Chrisman Development, Inc.	Madras & Pendleton	80	Suburban or Small City	\$ 15,780,000	\$ 16,060,000		PRES		Insufficient resources
TC 6	M 2a	1	Broadway Corridor	Home Forward	Portland	229	Metro	\$ 44,220,000	\$ 80,193,481	LIFT		CSO/PSH	December HSC
TC 7	U 2a		Senior Housing Preservation	Salem Housing Authority	Salem	114	Non-Metro Urban	\$ 15,990,000	\$ 18,361,783		PRES	Seniors	Insufficient resources
TC 8	S 2a		Fernwood Village	Gorman & Company, LLC	Lincoln City	84	Suburban or Small City	\$ 18,480,000	\$ 22,540,658	LIFT			Insufficient resources
TC 9	S 3a		Warrenton Community for All Ages	Community Development Partners	Warrenton	209	Small City	\$ 46,741,678	\$ 55,221,678	LIFT			Insufficient resources
TC 10	M 3a		Pine Street Apartments	Grand Peaks Housing Solutions, LLC	Portland	134	Metro	\$ 23,440,000	\$ 34,720,000	LIFT			Insufficient resources
TC 11	U 3a		20th & Main Apartments	Commonwealth Development Corporation of America	Philomath	33	Non-Metro Urban	\$ 7,050,000	\$ 6,786,715	LIFT			Insufficient resources
TC 12	U 4a	2	Downtown McMinnville Affordable	Bienestar	McMinnville	72	Non-Metro Urban	\$ 13,080,000	\$ 19,190,000	LIFT		CSO	December HSC
TC 13	M 4a		Belleau Woods	BRIDGE Housing Corporation	Beaverton	64	Metro	\$ 7,976,228	\$ 16,942,649		PRES		Insufficient resources
TC 14	R 3a	3	Bella Pines Apartments	United Housing Partners	Bend	158	Rural	\$ 24,700,000	\$ 29,582,406	LIFT		CSO	Insufficient resources
TC 15	S 4a		Copeland Commons	Innovative Housing, Inc	Astoria	68	Suburban or Small City	\$ 12,685,000	\$ 8,791,861	LIFT			Insufficient resources
TC 16	U 5a		Parcel 2 River District	Atkins Dame, Inc	Eugene	75	Non-Metro Urban	\$ 10,136,450	\$ 9,000,000	LIFT			Insufficient resources
TC 17	U 6a		Woodburn - Young Street	Farmworker Housing Development Corporation (FHDC)	Woodburn	70	Non-Metro Urban	\$ 14,260,000	\$ 13,829,823	LIFT		CSO	Insufficient resources

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