

# Oregon Centralized Application (ORCA)

## Available Resources & Waitlist Status

As of January 15, 2026.

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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.



# ORCA Currently Available Development Resources

| Set-aside                              | Allocation for 2025-27 Biennium | Remaining Available  | Funding Source               |                             |                      |                     |
|--|---------------------------------|----------------------|------------------------------|-----------------------------|----------------------|---------------------|
|  |                                 |                      | LIFT<br>(Article XI-Q Bonds) | PSH<br>(Article XI-Q Bonds) | GHAP & HDGP          | HOME                |
| Regional: Portland Metro Counties      | \$ 138,992,832                  | \$ -                 | \$ -                         | \$ -                        | \$ -                 | \$ -                |
| Regional: Urban Areas                  | \$ 98,312,003                   | \$ -                 | \$ -                         | \$ -                        | \$ -                 | \$ -                |
| Regional: Small City or Suburban Areas | \$ 54,241,105                   | \$ -                 | \$ -                         | \$ -                        | \$ -                 | \$ -                |
| Regional: Rural Areas                  | \$ 47,460,967                   | \$ -                 | \$ -                         | \$ -                        | \$ -                 | \$ -                |
| Culturally Specific Organization       | \$ 84,751,727                   | \$ -                 | \$ -                         | \$ -                        | \$ -                 | \$ -                |
| Permanent Supportive Housing Institute | \$ 40,000,000                   | \$ 35,881,124        | \$ -                         | \$ 35,881,124               | \$ -                 | \$ -                |
| HOME Balance of State                  | \$ 10,753,834                   | \$ 8,015,856         | \$ -                         | \$ -                        | \$ -                 | \$ 8,015,856        |
| Veterans                               | \$ 6,431,200                    | \$ -                 | \$ -                         | \$ -                        | \$ -                 | \$ -                |
| Native Nations                         | \$ 20,000,000                   | \$ 15,060,000        | \$ -                         | \$ -                        | \$ 15,060,000        | \$ -                |
| <b>Totals</b>                          | <b>\$ 500,943,668</b>           | <b>\$ 58,956,980</b> | <b>\$ -</b>                  | <b>\$ 35,881,124</b>        | <b>\$ 15,060,000</b> | <b>\$ 8,015,856</b> |

| Private Activity Bonds for Rental Housing | 2025                  | 2026                  | 2027                  |
|---|-----------------------|-----------------------|-----------------------|
| General Available                         | \$ -                  | \$ 34,219,559         | \$ 350,000,000        |
| Housing Authority Owned                   | \$ -                  | \$ 71,500,000         | \$ 100,000,000        |
| Reserved to Projects                      | \$ 621,993,057        | \$ 344,280,441        | \$ -                  |
| <b>Total</b>                              | <b>\$ 621,993,057</b> | <b>\$ 450,000,000</b> | <b>\$ 450,000,000</b> |

| 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: January 15, 2026
- 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).
- PBRA Services and/or Rent Assistance Only requests are currently unavailable.

# 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 | 12/10/25 Status Note  |
|---------------------|-------------------|----------------|-------------------------------|--|-------------|-------------|------------------------|---------------|------|---------------|-----------------------|----------------|---|
| GO 1                | M 1               | n/a            | Ash and Pine                  | East County Housing                        | Gresham     | 56          | Metro                  | \$ 17,927,341 | \$ - | LIFT          | n/a                   | n/a            | Insufficient resources  |
| GO 2                | M 2               | n/a            | 1318 NW 20th                  | Carbon Group                               | Portland    | 80          | Metro                  | \$ 17,048,000 | \$ - | LIFT          | n/a                   | n/a            | Insufficient resources  |
| GO 3                | M 3               | n/a            | Ainsworth Affordable Housing  | ONE45 Group / Ethos Development LLC        | Portland    | 74          | Metro                  | \$ 14,836,000 | \$ - | LIFT          | n/a                   | n/a            | Insufficient resources  |
| GO 4                | M 4               | n/a            | 25th & Vaughn                 | Carbon Group                               | Portland    | 72          | Metro                  | \$ 16,165,000 | \$ - | LIFT          | n/a                   | Seniors        | Insufficient resources  |
| GO 5                | U 1               | n/a            | Antler Redmond                | Housing Works                              | Redmond     | 59          | Non-Metro Urban        | \$ 14,989,965 | \$ - | LIFT          | n/a                   | n/a            | Insufficient resources  |
| GO 6                | M 5               | n/a            | Holgate Studios               | Dream Development LLC                      | Portland    | 28          | Metro                  | \$ 6,440,000  | \$ - | LIFT          | n/a                   | n/a            | Insufficient resources  |
| GO 7                | M 6               | n/a            | Montavilla Affordable Housing | ROSE Community Development                 | Portland    | 82          | Metro                  | \$ 23,200,000 | \$ - | LIFT          | n/a                   | n/a            | Insufficient resources  |
| GO 8                | S 1               | n/a            | Baker City Senior Village     | Gust Tsiatsos, Northwest Equity Group, LLC | Baker City  | 10          | Suburban or Small City | \$ 2,400,000  | \$ - | n/a           | n/a                   | Seniors        | Under Evaluation, AMI is not eligible for LIFT or HOME resources                          |
| GO 9                | M 7               | n/a            | Simpson Studios               | Bridges to Change                          | Portland    | 29          | Metro                  | \$ 7,495,000  | \$ - | LIFT          | n/a                   | PSH            | Insufficient resources given unit resource eligibility for PSH - evaluating opportunities |
| GO 10               | M 8               | n/a            | The Clove Apartments          | Ethos Development                          | Portland    | 56          | Metro                  | \$ 17,483,420 | \$ - | LIFT          | n/a                   | n/a            | Insufficient resources  |
| GO 11               | S 2               | n/a            | Stone Oak Affordable Housing  | Momentasize LLC                            | Madras      | 72          | Suburban or Small City | \$ 24,480,000 | \$ - | LIFT          | n/a                   | n/a            | Insufficient resources  |
| GO 12               | M 9               | n/a            | 19th and Kearney              | Carbon Foundation                          | Portland    | 110         | Metro                  | \$ 25,300,000 | \$ - | LIFT          | n/a                   | n/a            | Insufficient resources  |
| GO 13               | S 3               | n/a            | Gladys                        | Northwest Coast Housing                    | Newport     | 32          | Suburban or Small City | \$ 10,120,000 | \$ - | LIFT          | n/a                   | n/a            | Insufficient resources  |
| GO 14               | M 10              | n/a            | Premier Gear                  | SDP-ODP Management LLC                     | Portland    | 87          | Metro                  | \$ 25,460,000 | \$ - | LIFT          | n/a                   | n/a            | Insufficient resources  |
| GO 15               | S 4               | n/a            | Whale Watch 48                | Momentasize LLC                            | Depoe Bay   | 17          | Suburban or Small City | \$ 15,980,000 | \$ - | LIFT          | n/a                   | n/a            | Insufficient resources  |
| GO 16               | U 2               | n/a            | LHC River Road Development    | Laurel Hill Center                         | Eugene      | 54          | Non-Metro Urban        | \$ 15,875,000 | \$ - | LIFT          | n/a                   | n/a            | Insufficient resources  |
| GO 17               | M 11              | n/a            | Westgate & Hall               | CSCP II (dba CEDARst Companies)            | Beaverton   | 50          | Metro                  | \$ 13,750,000 | \$ - | LIFT          | n/a                   | n/a            | Insufficient resources  |
| GO 18               | U 3               | n/a            | 41st Street Apartments        | DevNW                                      | Springfield | 28          | Non-Metro Urban        | \$ 9,870,000  | \$ - | LIFT          | n/a                   | PSH            | Insufficient resources  |
| GO 19               | U 4               | n/a            | Porter Park Apartments        | Green Light Development                    | Corvallis   | 60          | Non-Metro Urban        | \$ 20,430,000 | \$ - | LIFT          | n/a                   | n/a            | Insufficient resources  |

## Notes:

- As of January 15, 2026
- 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 | 12/10/25 Status Note   |
|-------------------|-------------------|----------------|----------------------------------|---|--------------------|-------------|------------------------|---------------|---------------|---------------|-----------------------|----------------|------------------------|
| TC 1              | U 1a              | n/a            | Bend Atwood Apartments II        | Home First Development                            | Bend               | 96          | Non-Metro Urban        | \$ 19,880,000 | \$ 12,000,000 | LIFT          | n/a                   | n/a            | Insufficient resources |
| TC 2              | R 1a              | n/a            | Aumsville Apartments             | Green Light Development LLC                       | Aumsville          | 99          | Rural                  | \$ 23,650,000 | \$ 11,100,000 | LIFT          | n/a                   | n/a            | Insufficient resources |
| TC 3              | M 1a              | n/a            | SE 12th & Madison                | Central City Concern                              | Portland           | 60          | Metro                  | \$ 10,160,000 | \$ 18,000,000 | LIFT          | n/a                   | n/a            | Insufficient resources |
| TC 4              | R 2a              | n/a            | Clarico Affordable               | Pahlisch Commercial Inc                           | Bend               | 84          | Rural                  | \$ 17,200,000 | \$ 8,275,000  | LIFT          | n/a                   | n/a            | Insufficient resources |
| TC 5              | S 1a              | n/a            | Coyote Ridge Apartments          | Chrisman Development, Inc.                        | Madras & Pendleton | 80          | Suburban or Small City | \$ 15,780,000 | \$ 16,060,000 | n/a           | PRES                  | n/a            | Insufficient resources |
| TC 6              | U 2a              | n/a            | Senior Housing Preservation      | Salem Housing Authority                           | Salem              | 114         | Non-Metro Urban        | \$ 15,990,000 | \$ 18,361,783 | n/a           | PRES                  | Seniors        | Insufficient resources |
| TC 7              | S 2a              | n/a            | Fernwood Village                 | Gorman & Company, LLC                             | Lincoln City       | 84          | Suburban or Small City | \$ 18,480,000 | \$ 22,540,658 | LIFT          | n/a                   | n/a            | Insufficient resources |
| TC 8              | S 3a              | n/a            | Warrenton Community for All Ages | Community Development Partners                    | Warrenton          | 209         | Suburban or Small City | \$ 46,741,678 | \$ 55,221,678 | LIFT          | n/a                   | n/a            | Insufficient resources |
| TC 9              | M 2a              | n/a            | Pine Street Apartments           | Grand Peaks Housing Solutions, LLC                | Portland           | 134         | Metro                  | \$ 23,440,000 | \$ 34,720,000 | LIFT          | n/a                   | n/a            | Insufficient resources |
| TC 10             | U 3a              | n/a            | 20th & Main Apartments           | Commonwealth Development Corporation of America   | Philomath          | 33          | Non-Metro Urban        | \$ 7,050,000  | \$ 6,786,715  | LIFT          | n/a                   | n/a            | Insufficient resources |
| TC 11             | M 3a              | n/a            | Belleau Woods                    | BRIDGE Housing Corporation                        | Beaverton          | 64          | Metro                  | \$ 7,976,228  | \$ 16,942,649 | n/a           | PRES                  | n/a            | Insufficient resources |
| TC 12             | R 3a              | 1              | Bella Pines Apartments           | United Housing Partners                           | Bend               | 158         | Rural                  | \$ 24,700,000 | \$ 29,582,406 | LIFT          | n/a                   | CSO            | Insufficient resources |
| TC 13             | S 4a              | n/a            | Copeland Commons                 | Innovative Housing, Inc                           | Astoria            | 68          | Suburban or Small City | \$ 12,685,000 | \$ 8,791,861  | LIFT          | n/a                   | n/a            | Insufficient resources |
| TC 14             | U 4a              | n/a            | Parcel 2 River District          | Atkins Dame, Inc                                  | Eugene             | 75          | Non-Metro Urban        | \$ 10,136,450 | \$ 9,000,000  | LIFT          | n/a                   | n/a            | Insufficient resources |
| TC 15             | U 5a              | 2              | Woodburn - Young Street          | Farmworker Housing Development Corporation (FHDC) | Woodburn           | 70          | Non-Metro Urban        | \$ 14,260,000 | \$ 13,829,823 | LIFT          | n/a                   | CSO            | Insufficient resources |
| TC 16             | M 4a              | 3              | Sunset Gardens                   | Bienestar Inc                                     | Hillsboro          | 170         | Metro                  | \$ 33,200,000 | \$ 25,518,077 | LIFT          | n/a                   | CSO            | Insufficient resources |
| TC 17             | R 4a              | n/a            | Scoville Road Apartments         | Home First Development                            | Grants Pass        | 96          | Rural                  | \$ 21,000,000 | \$ 9,000,000  | LIFT          | n/a                   | n/a            | Insufficient resources |

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