

Oregon Centralized Application (ORCA) Available Resources & Waitlist Status

As of July 2, 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	LIFT (Article XI-Q Bonds)	PSH (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	\$ -	\$ -	\$ -	\$ -	\$ -
HOME Balance of State	\$ 10,753,834	\$ 3,289,964	\$ -	\$ -	\$ -	\$ 3,289,964
Veterans	\$ 6,431,200	\$ -	\$ -	\$ -	\$ -	\$ -
Native Nations	\$ 20,000,000	\$ 15,060,000	\$ -	\$ -	\$ 15,060,000	\$ -
Totals	\$ 500,943,668	\$ 18,349,964	\$ -	\$ -	\$ 15,060,000	\$ 3,289,964

Private Activity Bonds for Rental Housing	2025	2026	2027
General Available	\$0	\$33,521,039	\$350,000,000
Housing Authority Owned	\$0	\$0	\$100,000,000
Reserved to Projects	\$621,993,057	\$451,872,141	\$0
Total	\$621,993,057	\$485,393,180	\$450,000,000

Other Resources	Status
Agriculture Workforce Housing Tax Credit	Fully Subscribed
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: July 2, 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: Preservation & Stabilization, Housing for Older Adults.
- LIFT Modular is fully subscribed.
- PBRA Services and/or Rent Assistance Only requests are currently unavailable.
- Land Acquisition Program is closed for homeownership. However, is still currently available for rental.



ORCA Resource Ready Waitlist & Project Status

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

Waitlist #	Region Waitlist #	CSO Waitlist #	App Submission	Deal Name	Developer Name	City	Total Units	Region	Gap Resources	PAB	Deal Type	Eligibility	Status Note
1	M1		11/20/24	1318 NW20th	Carbon Group	Portland	80	Metro	\$ 17,048,000		\$ - Gap only	LIFT	Exceeds 45 units and needs to restructure with 4% LIHTCs. Insufficient resources.
2	M2		11/25/24	Ainsworth Affordable Housing	ONE45 Group / Ethos Development LLC	Portland	74	Metro	\$ 14,836,000		\$ - Gap only	LIFT	Exceeds 45 units and needs to restructure with 4% LIHTCs. Insufficient resources.
3	M3		01/21/25	25th & Vaughn	Carbon Group	Portland	72	Metro	\$ 16,165,000		\$ - Gap only	LIFT	Exceeds 45 units and needs to restructure with 4% LIHTCs. Insufficient resources.
4	U1		01/27/25	Antler Redmond	Housing Works	Redmond	59	Non-Metro Urban	\$ 17,872,610		\$ - Gap only	LIFT	Exceeds 45 units and needs to restructure with 4% LIHTCs. Insufficient resources.
5	M4		02/25/25	Holgate Studios	Dream Development LLC	Portland	28	Metro	\$ 6,440,000		\$ - Gap only	LIFT	Insufficient resources
6	M5		02/28/25	Montavilla Affordable Housing	ROSE Community Development	Portland	82	Metro	\$ 23,000,000		\$ - Gap only	LIFT	Exceeds 45 units and needs to restructure with 4% LIHTCs. Insufficient resources.
7	S1		03/03/25	Baker City Senior Village	Northwest Equity Group, LLC	Baker City	14	Suburban or Small City	\$ 3,700,000		\$ - Gap only		Under Evaluation, AMI is not eligible for LIFT or HOME resources
8	U2		03/06/25	Bend Atwood Apartments II	Home First Development	Bend	96	Non-Metro Urban	\$ 19,880,000	\$ 12,000,000	4% LIHTC, PAB, and gap	LIFT	Insufficient resources
9	M6		03/14/25	Simpson Studios	Bridges to Change	Portland	29	Metro	\$ 7,495,000		\$ - Gap only	LIFT, PSH	Insufficient resources given unit resource eligibility for PSH - evaluating opportunities
10	S2		04/16/25	Stone Oak Affordable Housing	Momentasize LLC	Madras	72	Suburban or Small City	\$ 24,480,000		\$ - Gap only	LIFT	Exceeds 45 units and needs to restructure with 4% LIHTCs. Insufficient resources.
11	M7		05/02/25	19th and Kearney	Carbon Foundation	Portland	110	Metro	\$ 25,300,000		\$ - Gap only	LIFT	Exceeds 45 units and needs to restructure with 4% LIHTCs. Insufficient resources.
12	S3		05/22/25	Gladys	Northwest Coast Housing	Newport	32	Suburban or Small City	\$ 10,120,000		\$ - Gap only	LIFT	Insufficient resources
13	R1		06/13/25	Aumsville Apartments	Green Light Development LLC	Aumsville	99	Rural	\$ 23,650,000	\$ 11,100,000	4% LIHTC, PAB, and gap	LIFT	Insufficient resources
14	M8		06/22/25	Premier Gear	SDP-ODP Management LLC	Portland	87	Metro	\$ 25,460,000		\$ - Gap only	LIFT	Exceeds 45 units and needs to restructure with 4% LIHTCs. Insufficient resources.
15	M9		06/23/25	SE 12th & Madison	Central City Concern	Portland	60	Metro	\$ 10,160,000	\$ 18,000,000	4% LIHTC, PAB, and gap	LIFT, PSH	Insufficient resources
16	U3		06/30/25	Senior Housing Preservation	Salem Housing Authority	Salem	114	Non-Metro Urban	\$ 15,990,000	\$ 18,361,783	4% LIHTC, PAB, and gap	PRES-HIGH	Insufficient resources
17	S4		07/03/25	Fernwood Village	Gorman & Company, LLC	Lincoln City	84	Suburban or Small City	\$ 21,182,000	\$ 22,540,658	4% LIHTC, PAB, and gap	LIFT	Insufficient resources
18	M10		07/09/25	Pine Street Apartments	Grand Peaks Housing Solutions, LLC	Portland	134	Metro	\$ 23,440,000	\$ 31,500,000	4% LIHTC, PAB, and gap	LIFT	Insufficient resources
19	U4		07/30/25	20th & Main Apartments	Commonwealth Development Corporation of America	Philomath	33	Non-Metro Urban	\$ 6,320,000	\$ 6,614,485	4% LIHTC, PAB, and gap	LIFT	Insufficient resources
20	S5		08/07/25	Whale Watch 48	Momentasize LLC	Depoe Bay	17	Suburban or Small City	\$ 15,980,000		\$ - 4% LIHTC, PAB, and gap	LIFT	Insufficient resources

ORCA Resource Ready Waitlist & Project Status

Waitlist #	Region Waitlist #	CSO Waitlist #	App Submission	Deal Name	Developer Name	City	Total Units	Region	Gap Resources	PAB	Deal Type	Eligibility	Status Note
21	M11		08/07/25	Belleau Woods	BRIDGE Housing Corporation	Beaverton	64	Metro	\$ 7,976,228	\$ 16,942,649	4% LIHTC, PAB, and gap	PRES-HIGH	Insufficient resources
22	R2	1	08/11/25	Bella Pines Apartments	United Housing Partners	Bend	158	Rural	\$ 24,700,000	\$ 29,582,406	4% LIHTC, PAB, and gap	LIFT, CSO	Insufficient resources
23	S6		08/14/25	Copeland Commons	Innovative Housing, Inc	Astoria	68	Suburban or Small City	\$ 12,685,000	\$ 8,791,861	4% LIHTC, PAB, and gap	LIFT	Insufficient resources
24	U5		09/04/25	Parcel 2 River District	Atkins Dame, Inc	Eugene	75	Non-Metro Urban	\$ 10,136,450	\$ 10,500,000	4% LIHTC, PAB, and gap	LIFT	Insufficient resources
25	M12		09/09/25	Westgate & Hall	CSCPII (dba CEDARst Companies)	Beaverton	50	Metro	\$ 13,810,000	\$ -	Gap only	LIFT	Exceeds 45 units and needs to restructure with 4% LIHTCs. Insufficient resources.
26	U6	2	09/11/25	Woodburn - Young Street	Farmworker Housing Development Corporation (FHDC)	Woodburn	70	Non-Metro Urban	\$ 14,260,000	\$ 13,829,823	4% LIHTC, PAB, and gap	LIFT, CSO	Insufficient resources
27	U7		09/23/25	41st Street Apartments	DevNW	Springfield	28	Non-Metro Urban	\$ 9,900,000	\$ -	Gap only	LIFT, PSH	Insufficient resources
28	U8		10/14/25	Porter Park Apartments	Green Light Development	Corvallis	60	Non-Metro Urban	\$ 20,490,000	\$ -	Gap only	LIFT	Exceeds 45 units and needs to restructure with 4% LIHTCs. Insufficient resources.
29	M13	3	10/16/25	Sunset Gardens	Bienestar Inc	Hillsboro	162	Metro	\$ 31,600,000	\$ 23,904,664	4% LIHTC, PAB, and gap	LIFT, CSO	Insufficient resources
30	R3		10/30/25	Scoville Road Apartments	Home First Development	Grants Pass	96	Rural	\$ 21,060,000	\$ 9,000,000	4% LIHTC, PAB, and gap	LIFT	Insufficient resources
31	R4		11/17/25	Dovetail	Do Good Multnomah	Sutherlin	52	Rural	\$ 19,626,800	\$ -	Gap only	LIFT, PSH	Exceeds 45 units and needs to restructure with 4% LIHTCs. Insufficient resources.
32	M14		11/26/25	Shortstack Brooklyn	Shortstack Developer LLC	Portland	86	Metro	\$ 15,540,000	\$ -	Gap only	LIFT	Exceeds 45 units and needs to restructure with 4% LIHTCs. Insufficient resources.
33	M15		12/01/25	Argyle Apartments	Attainable Development LLC	Portland	290	Metro	\$ 47,755,895	\$ 70,000,000	4% LIHTC, PAB, and gap	LIFT	Insufficient resources
34	U9		12/02/25	Lincoln Commons	Red Apple Square LLC	Eugene	75	Non-Metro Urban	\$ 13,270,000	\$ 14,300,000	4% LIHTC, PAB, and gap	LIFT	Insufficient resources
35	M16		12/08/25	Aloha 209th	Housing Authority of Washington County	Beaverton	87	Metro	\$ 17,560,000	\$ 14,750,000	4% LIHTC, PAB, and gap	LIFT	Insufficient resources
36	M17		12/22/25	Juniper Gardens	Juniper Gardens LLC	Forest Grove	132	Metro	\$ 13,800,000	\$ 14,734,729	4% LIHTC, PAB, and gap	LIFT	Insufficient resources
37	S7		12/30/25	Rainer Point	Housing Authority of Jackson County	Medford	31	Suburban or Small City	\$ 13,421,063	\$ -	Gap only	PSH	Insufficient resources
38	U10		01/13/26	Dallas Mill Station	Polk Community Development Corporation	Dallas	63	Non-Metro Urban	\$ 12,470,000	\$ 20,000,000	4% LIHTC, PAB, and gap	LIFT	Insufficient resources
39	S8		01/27/26	Hope Rises Village	Hope Rises Village	Newport	6	Suburban or Small City	\$ 2,280,000	\$ -	Gap only	LIFT	Insufficient resources

ORCA Resource Ready Waitlist & Project Status

Waitlist #	Region #	CSO Waitlist #	App Submission	Deal Name	Developer Name	City	Total Units	Region	Gap Resources	PAB	Deal Type	Eligibility	Status Note
40	M18	4	01/29/26	Willow Creek	Mercy Housing Northwest / The Immigrant Refugee Community Organization	Hillsboro	118	Metro	\$ 14,033,181	\$ 22,232,223	4% LIHTC, PAB, and gap	LIFT, CSO	Insufficient resources
41	U11		02/03/26	Independence Apartments	Housing & Urban Renewal Agency of Polk County (dba West Valley Housing Authority)	Independence	78	Non-Metro Urban	\$ 15,240,000	\$ 20,400,000	4% LIHTC, PAB, and gap	LIFT	Insufficient resources
42	M19		02/11/26	Tigard Grove Family Housing	Carbon Foundation	Tigard	50	Metro	\$ 21,500,000		\$ - Gap only	LIFT	Exceeds 45 units and needs to restructure with 4% LIHTCs. Insufficient resources.
43	M20		02/24/26	Hillside Park Bridge Meadows	Related Northwest	Milwaukie	65	Metro	\$ 12,230,000	\$ 12,511,116	4% LIHTC, PAB, and gap	LIFT	Insufficient resources
44	S9	5	03/05/26	Colonia del Valle Próspero Phase 2	Farmworker Housing Development Corporation (FHDC)	Albany	100	Suburban or Small City	\$ 22,220,000	\$ 25,231,974	4% LIHTC, PAB, and gap	LIFT, CSO	Insufficient resources
45	S10		03/17/26	Timber Run	MacDonald Ladd Development LLC	Redmond	96	Suburban or Small City	\$ 22,000,000		\$ - Gap only	LIFT	Exceeds 45 units and needs to restructure with 4% LIHTCs. Insufficient resources.
46	M21		03/19/26	Ridgeline	Ethos Development LLC	Portland	136	Metro	\$ 25,400,000	\$ 31,541,540	4% LIHTC, PAB, and gap	LIFT	Insufficient resources
47	U12		04/06/26	Sawyer Station	Cornerstone Community Housing	Springfield	40	Non-Metro Urban	\$ 12,260,000		\$ - Gap only	LIFT	Insufficient resources
48	M22		04/10/26	Sunnyside	Community Development Partners	Clackamas	141	Metro	\$ 22,500,000	\$ 31,803,570	4% LIHTC, PAB, and gap	LIFT	Insufficient resources
49	M23		04/12/26	Soto Lofts	PARCEL Development & Architecture LLC	Gresham	18	Metro	\$ 5,040,000		\$ - Gap only	LIFT	Insufficient resources
50	U13		04/15/26	The Harlow	Cascade Housing Association	Eugene	28	Non-Metro Urban	\$ 8,720,000		\$ - Gap only	LIFT	Insufficient resources
51	R5		04/17/26	Driftwood Pines	Chrisman Development, Inc.	Gold Beach	9	Rural	\$ 2,310,000		\$ - Gap only	PRES-CRITICAL	Insufficient resources
								Total:	\$ 834,313,227	\$ 510,173,481			

Notes:

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

