

Housing Stability Council

MEETING MATERIALS PACKET



Mercy Greenbrae Apts
Lake Oswego

March 07, 2025
9:00 a.m. – 10:45 a.m.
Oregon Housing & Community Services
Webinar

AGENDA

March 7, 2025 9:00 a.m. – 10:45 a.m.
Oregon Housing and Community Services
725 Summer St NE, Salem OR 97301



Council Members:
Claire Hall, Chair
Sami Jo Difuntorum
Mary Ferrell
Maggie Harris
Mary Li
Erin Meechan
Javier Mena
Kristy Willard
Sharon Nickleberry Rogers

Webinar Mtg Only
Public [register](#) in advance for this webinar
**Please note the [public hearing process](#)*

TIME	TOPIC	SWHP Priority	ACTION
9:00	Meeting Called to Order		Call Roll
9:05	Review & Follow-up Action Items		Briefing
9:15	Report of the Chair		Briefing
9:30	Report of the Director		Briefing
9:45	<p>Affordable Rental Housing Division (pg. 04) Natasha Detweiler-Daby, <i>Director of Affordable Rental Housing Division</i></p> <ul style="list-style-type: none"> • Public Hearing Comments in accordance with ORS 456.561 • ORCA Recommendations: Amy Cole, <i>Assistant Director Development Resources</i>; Roberto Franco, <i>Deputy Director Development</i> <ul style="list-style-type: none"> o 73 Foster o River Road 		Decision
10:15	<p>Homeownership Division (pg. 13) Keeble Giscombe, <i>Director of Homeownership Division</i></p> <ul style="list-style-type: none"> • MH HSC Report: Rick Abrego, <i>Assistant Director of Manufactured Housing</i> 		Briefing
10:45	Meeting Adjourned		

The Housing Stability Council will provide [public hearing](#) time in accordance with ORS 456.561. Council's review of loan, grant or other funding award proposals under this section shall be held at a public hearing of the council. A public hearing is a formal proceeding held in order to receive testimony from all interested parties, including the general public, on a proposed issue or action. A public hearing is open to the public but is regarding a specific proposal/project. All times listed on this agenda are approximate and subject to change. Agenda items may also be taken out of order and addressed at different times than listed. The agenda may be amended by the Council at the time of the meeting.

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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.

The 2019-2023 Statewide Housing Plan outlines six policy priorities that focuses OHCS' investments to ensure all Oregonians have the opportunity to pursue prosperity and live from poverty.

For more information about the Housing Stability Council or the Statewide Housing Plan, please visit Oregon Housing and Community Services online at <https://www.oregon.gov/ohcs/OSHC/Pages/index.aspx>

Statewide Housing Plan Policy Priorities



Equity & Racial Justice



Homelessness



Permanent Supportive Housing



Affordable Rental Housing



Homeownership



Rural Communities

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OREGON HOUSING *and*
COMMUNITY SERVICES

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

Date: March 7, 2025

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: March 2025 ORCA Funding Recommendations

Motion: Approve the funding reservation recommendations for the following projects:

- **73Foster in Portland, up to \$13,410,000 in LIFT, \$6,890,000 in PSH Capital, OAHTC, and PSH rental assistance and services funding for 22 units in alignment with the ORCA framework and process.**
- **River Road Apartments in Eugene, up to \$15,620,000 in LIFT resources in alignment with the ORCA framework and process.**

Summary

At the upcoming Housing Stability Council (HSC) meeting, we will be presenting Oregon Centralized Application (ORCA) funding reservation recommendations for approval by the Council. The recommendations are based on projects that have met 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 recommended projects. More detailed information regarding the projects can be found in the attachment following this cover memo.

Applications

In all, there are 56 project applications actively in the Impact Assessment step of the ORCA that are in various stages of completing the step. The projects being recommended today have met all standards for the Impact Assessment step and are being moved forward from the ORCA waitlist to Housing Stability Council for funding recommendation of LIFT funds that were made available to projects with fewer than 100 units that commit to financial closing to begin construction by the end of this fiscal year.

These projects will add 112 new units to the state affordable housing stock. Rent restrictions for these developments range 30% AMI-60% AMI.



Development	Location	Number of units
73Foster	Portland	64
River Road Apts	Eugene	48
	Total	112

73Foster will focus on serving families and persons experiencing chronic homelessness, River Road Apartments will serve families.

Applications were reviewed for completeness and to ensure they meet 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 projects are approved for a funding reservation, they will receive a conditional commitment of funds and move to the second step in the ORCA process, Financial Eligibility. Once the requirements of the Financial Eligibility step are met, projects will move to the third and final step, Commitment, and from there move to financial closing and project construction. These projects are recommended for funding based on a commitment to reach financial closing by 6/30/2025.





Housing Stability Council Project Summary – Impact Assessment Application Step

SUMMARY			
Project Name:	73Foster		
City:	Portland	County:	Multnomah
State House District:	46	State Senate District:	23
Sponsor Name:	REACH Community Development		
Urban/Rural:	Urban	Total Units:	64
		Total Affordable Units:	64
# Rent Assisted Units:	22 units of PSH rental assistance	Units by Size & Affordability:	10 0-BR at 30% AMI 7 0-BR at 60% AMI 8 1-BR at 30% AMI 10 1-BR at 60% AMI 4 2-BR at 30% AMI 10 2-BR at 60% AMI 15 3-BR at 60% AMI
# of Units with OHCS PSH Services Funding:	22		
Cost Per Unit:	\$470,655	Construction Type:	New Construction
Affordability Term:	30 years	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
Total OHCS Request:	\$20,300,000	Total project cost:	\$30,122,577

This project is currently in the Impact Assessment step and there may changes as it progresses through the ORCA process. We recommend to Housing Stability Council the reservation of an up to amount of \$13,410,000 in LIFT, \$6,890,000 in PSH Development Capital, OAHTC, and PSH rent assistance and services funding for the 22 PSH units included in the project, with the expectation that the project retains the characteristics submitted in the Impact Assessment without substantial changes.



PROJECT DETAILS	
Project Description:	73Foster is a 64-unit new construction development located in pedestrian-transit friendly facing SE Foster Rd. The plan includes 22 units dedicated to Permanent Supportive Housing. There will be a mixture of Studio, 1, 2, and 3-bedroom units to provide a range of sizes to accommodate singles, couples, roommates, families, and intergenerational families The site plan includes a four-story building that will include a community room, lounge on the ground level and exterior landscaped rear courtyard and units located primarily on the top 3 floors.
Anticipated closing date:	6/30/2025
Focus Population(s):	Hispanic/Latino families, Asian American families, and persons experiencing chronic homelessness
ERJ Strategy:	<p>REACH intends to work with APANO to reach the Asian American community and to help with translation of tenant facing documents. For translation needs for the Spanish speaking community, the project intends to continue its partnership with El Programa Hispano Católico. In addition to the above-mentioned partnerships, the project intends to contract for both written and spoken translation services with Immigrant and Refugee Community Organization (IRCO).</p> <p>The REACH Resident Services team is committed to addressing the needs of BIPOC residents through culturally responsive practices. Ongoing cultural competency training will be provided to staff to better understand and address the unique challenges faced by BIPOC residents. The project will continue to build strong community partnerships and plan to develop referral systems with these partners that are accessible and respectful, and ensure they are well-publicized within the community.</p> <p>Services provided by REACH Permanent Supportive Housing will focus on furthering ERJ strategies by assessing and identifying programs and services that meet households’ unique cultural needs. This will include Information and Referrals; Career Coaching; Emergency Food Assistance; Eviction Prevention; Transportation Assistance; Special Community Engagement; Translation/Language Assistance; and Financial Tools.</p>
Resident Services:	REACH will be providing Resident Services and Case Management onsite at this property and have secured MOUs with APANO, El Programa Hispano Catolico (EPHC), and Community Vision to support residents in the lease up process and for tailored services that may be required by households after move-in. The tenant profile has not yet been determined at this property, so the exact roles and responsibilities have not yet been defined but at a minimum, the service partners will support REACH property management during lease-up by assisting with



	<p>document collection (e.g., income statements, proper identification, landlord references, etc.) for rental applications. EPHC and APANO staff will serve as advocates for prospective tenants in appealing denials, explaining poor rental histories, or requesting reasonable accommodations for persons with disabilities.</p> <p>REACH staff will provide a variety of resident services onsite including:</p> <ul style="list-style-type: none"> • Housing Stabilization • Information and Referrals • Career Coaching • Emergency Food Assistance • Transportation Assistance • Social Engagement • Health and Wellness • Financial Tools • Youth Services
<p style="text-align: center;">Location Preferences:</p>	<p>Mt. Scott Park, which has a community center and pool, is located within ½ miles from the development site. There are two food marts within ½ mile, Hong Phat Food Center is located within 1 mile and Winco Foods is within 1.2 miles. This development site has two bus stops within 400’ of the property and has a walk score of 94. Additionally, the MAX station is located 1.2 miles away but can be accessed via a TriMet Bus stop that is located within 0.4 miles of this site.</p>
<p style="text-align: center;">Alignment with Statewide Housing Plan:</p>	<ul style="list-style-type: none"> • Affordable Rental Housing • Equity and Racial Justice • Permanent Supportive Housing



73 Foster





Housing Stability Council Project Summary – Impact Assessment Application Step

SUMMARY			
Project Name:	River Road Apartments		
City:	Eugene	County:	Lane
State House District:	13	State Senate District:	7
Sponsor Name:	Cascade Housing Association		
Urban/Rural:	Urban	Total Units:	48
		Total Affordable Units:	47
# Rent Assisted Units:	0	Units by Size & Affordability:	12 1BR at 60% AMI 11 2BR at 50% AMI 12 2BR at 60% AMI 12 3BR at 60% AMI
# of Units with OHCS PSH Services Funding:	0		
Cost Per Unit:	\$407,677	Construction Type:	New Construction
Affordability Term:	30 years	# of Units with Non-OHCS Requirements:	0
Estimated Funding Request			
Total OHCS Request:	\$15,620,000	Total project cost:	\$19,568,511

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 \$15,620,000 in LIFT resources for this project, with the expectation that the project retains the characteristics submitted in the Impact Assessment without substantial changes.

PROJECT DETAILS	
Project Description:	River Road Apartments is a proposed new construction project located in Eugene. The project will consist of 3 low rise buildings with 48 units. There will be 3 full ADA units and 13 adaptable units. All units will include energy efficient appliances and heat pumps. The project site will also include



River Road Apartments – Housing Stability Council

	landscaped open space, a playground, and a community room. The project is located directly adjacent to the Willamette River Greenway with access to the multi-use path built along the river.
Anticipated closing date:	6/30/2025
Focus Population(s):	Low-income families
ERJ Strategy:	<p>The developer is committed to advancing racial equity both within its own organization and externally. They work with Eugene to help provide resources and guidance around implementing best practices in housing equity. They integrate DEI principles into their marketing and customer services. They are actively working to develop partnerships with local culturally specific organizations.</p> <p>Their property management agent offers language assistance for limited English proficiency applicants and tenants.</p> <p>Additionally, the developer has partnered with St. Vincent de Paul to provide culturally responsive resident services on-site.</p>
Resident Services:	<p>St. Vincent de Paul’s resident services will provide 5-7 hours per week on-site planning and coordination of programs and service for residents. SVDP works with partnering agencies and local service providers to develop a robust service program for resident needs. The resident services plan includes housing stability, assisting the residents’ ability to maintain lease obligations, enhancing quality of life through programs for employment, education, access to food programs, community building and access to services.</p>
Location Preferences:	<p>The project site is located directly adjacent to the Willamette River Greenway which includes the Ruth Bascom Riverbank Path providing access to several parks and recreational opportunities within easy walking or biking distance.</p> <p>The property has a northbound and a southbound transit stop located less than a mile away.</p> <p>The project site is also located less than a mile away from the Parkside Community Preschool which offers affordable and accessible preschool and childcare services.</p>

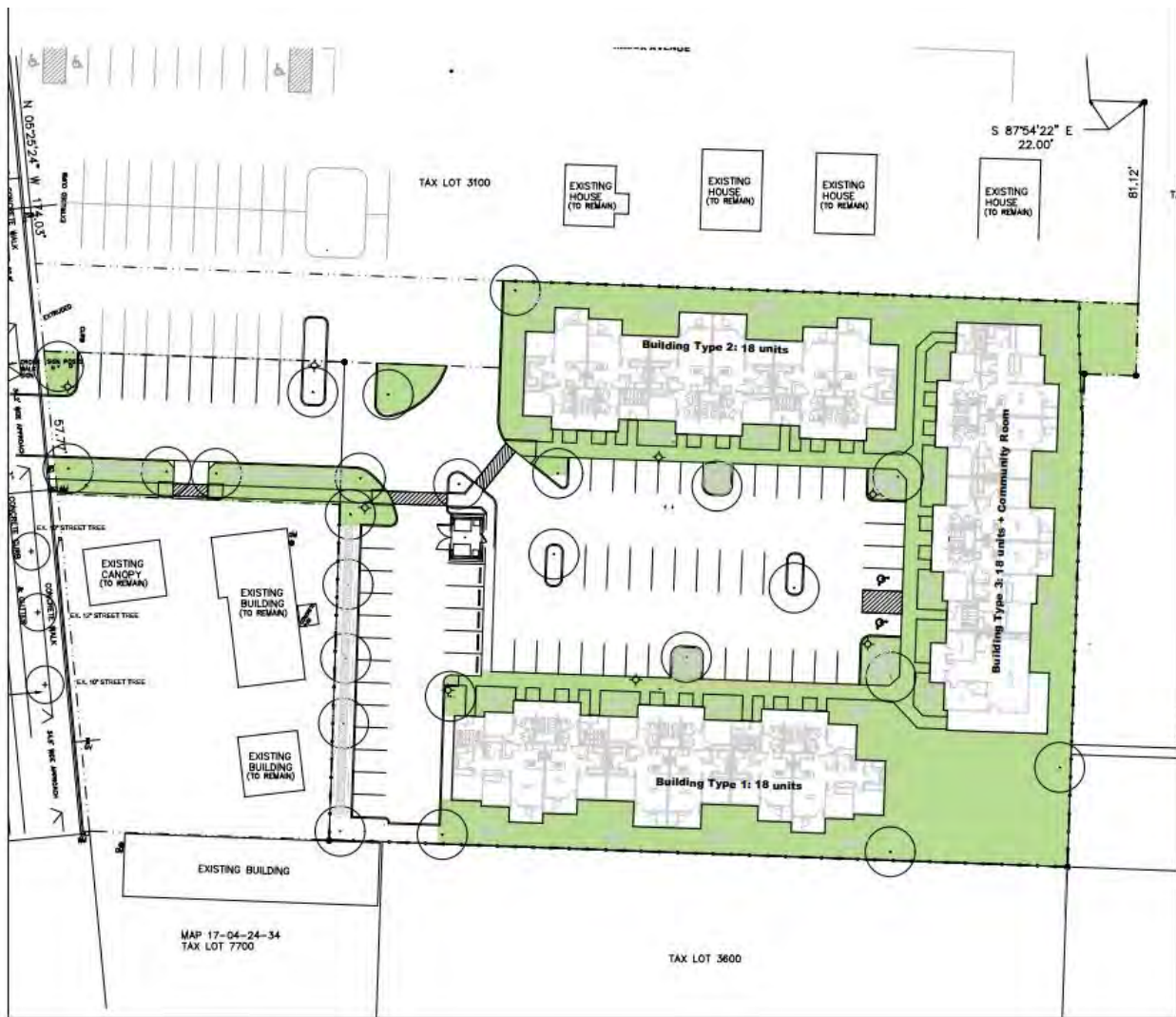


EQUAL HOUSING OPPORTUNITY

River Road Apartments – Housing Stability Council

Alignment with Statewide Housing Plan:	Affordable Rental Housing
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River Road Apartments





March 07, 2025

To: Housing Stability Council
Andrea Bell, Executive Director, OHCS

From: Keeble Giscombe, Director Home Ownership Division
Rick Abrego, Assistance Director Manufactured Housing Department
Kari Hodai, Program Manager, Manufactured Housing Department
Tawny Reader, Chair, Manufactured Housing Advisory Committee

Re: Manufactured Housing Advisory Committee 2023/2024 Annual Report

Background on the Manufactured Housing Advisory Committee:

The Manufactured Housing Advisory Committee (MHAC) was established by the 2019 House Bill 2896 to advise Oregon Housing and Community Services in matters of interest and concern related to manufactured housing and manufactured dwelling parks.

The overall purpose of the MHAC is to support the preservation, improvement, and expansion of manufactured housing as an important affordable housing resource for all Oregonians. For manufactured home park facilities (facilities), activities include identifying opportunities to maximize long-term affordability of facilities, improving critical infrastructure, and improving opportunities for new affordable facilities developments as an important affordable homeownership resource. To support manufactured homeowners, activities include identifying barriers and strategies for owners to access weatherization, improvement, home replacement and homebuyer education resources.

Policy Intent

The legislation intentionally included a very broad range of activities designed to provide the committee the flexibility to respond as needed to new challenges and opportunities to support manufactured housing and the families that live in manufactured homes.

It is the mission of the Manufactured Housing Advisory Committee to:

- Promote manufactured housing as a viable form of affordable housing, including the expansion of homeownership opportunities.
 - Identify solutions to overcome the barriers to this affordable housing stock.
 - Develop strategies and resources for the long-term preservation and improvement of manufactured housing for low- to moderate-income Oregonians.
- Support opportunities for manufactured homeowners to safely and securely remain in their homes and build wealth through homeownership. Advocate for solutions and



resources that address the disproportionate impacts of housing instability on people of color, protected classes and low-income communities.

- a. **Committee Formation and Organization:** The 12 members of the MHAC include representatives from federal and state agencies, an electric utility cooperative, higher education, community dispute resolution organizations, lenders, nonprofits focused on manufactured housing preservation and research, organizations that serve communities of color and tribal members, and organizations that provide financial counseling and affordable housing education. Members are located across Oregon.
- b. **HB 2896 Implementation:** In addition to forming the MHAC, HB 2896 also provided funding and directed OHCS to establish two new manufactured housing-related programs: 1) manufactured housing replacement program (MHRP), and 2) facility acquisition loan funds to be leveraged and administered by Community Development Financial Institution (CDFI) partners.
- c. **Committee Meetings:** The committee meeting schedule continues to be the second Thursday of every other month, 9:00am to 10:30am and to meet via teleconference. The Committee met six times over the past year, and a majority of the members attended each meeting.

Manufactured Housing Advisory Committee (MHAC) Activity Summary

This report covers the activities of the committee from July 2023 to June 2024.

Manufactured Housing Replacement Program (MHRP): Here are some highlights of the program over the last year:

- a. MHRP received \$2.5 Million in funding for the 2023-2025 biennium. The funds were allocated to 21 families by September 2023. There were more applications for replacement than funds available. The funds were supplemented with funds from Energy Trust of Oregon. Twenty-one (21) manufactured home replacements have been funded and located in 12 distinct counties in Oregon.
- b. Demographics of replacements of the 21 replacements:
 - 45% are in cooperatively owned or non-profit owned MH parks
 - 35% are persons over the age of 60 years old.
 - 15% of program participants identify as people of color.
 - 11% are veterans.
 - 75% are households that are at or below 50% AMI.

Manufactured Park Preservation: The second focus assigned to the MHAC is the Manufactured Housing Park Preservation Program: The Manufactured Dwelling Park Acquisition Fund (MDPA) loan that was awarded to Network for Affordable Housing (NOAH) and Community and Shelter Assistance (CASA) in April 2021, was revised in November 2023 with the amendments passed in HB 3151 that affected manufactured park developments. Specifically, HB 3151 amended the statute to allow for the funds to be used for the development and construction of new manufactured housing parks as well as preservation. Another revision created by HB3151 also allowed OHCS to negotiate with nonprofits on the received loans.

2. **Rule Revision:** MMCRC staff prepared revisions to OARD Chapter 813, Division 65 with feedback from MHAC. These revisions were required to update the rules on registration and notifications to landlords and tenants, as well as updating the rules to reflect that registration is now completed on the OHCS website.
3. **Statutes Affecting MHAC:** HB 3151 was enrolled in the 2023 Legislative session. This house bill clarified laws around tenant improvements to manufactured dwelling spaces and what landlords can and cannot require in tenant rental agreements. It also expanded legal assistance to facility tenants in the form of education and outreach, and it was extended to 2027.
4. **Grant Application:** The OHCS Manufactured Housing Department applied, along with Affordable Rental Housing Department for the HUD PRICE Grant for \$12.5 Million for repair and rehabilitation of manufactured homes in Oregon. The Department will be notified if they are granted the funds in August 2024. If the Department receives these funds, MHAC will be utilized to give feedback on the process these funds will be distributed.

Success story:

One of the many MHRP success stories is Howard, a senior citizen whose income is under 40% AMI. His manufactured home, located in Two Rivers Homeowners Cooperative, was built in 1972 and was in a serious state of disrepair. At that time, Howard's monthly electric bill was over \$300 a month. Also, the roof had been leaking for two years, which caused severe water damage and the growth of black mold. The home was in the process of becoming condemned, and without affordable housing options, Howard was at the brink of becoming homeless. The MHRP replaced his manufactured home, and now he lives in a new, safe, sustainable, energy efficient home that he can enjoy for years to come. The MHRP has far surpassed any of our program's expectations.



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Next Steps for MHAC:

The Manufactured Housing Advisory Committee is a cohesive group of community members that are committed to promoting and enriching manufactured housing as a viable and safe housing option for low-income families in Oregon. They are focused on promoting and expanding manufactured housing as a viable alternative of housing to low-income Oregon residents, specifically working families, seniors and people of color. MHAC feels strongly that they need to educate legislature and community and clarify misconceptions about manufactured housing.