



June 12, 2025

Attn: Oregon Legislature Joint Committee on Transportation Reinvestment

Re: HB 2025, Public Hearing on Safety dated 6/12/25 at 4pm

Dear Co-Chairs Gorsek and McLain, and Members of the Joint Committee,

I am writing on behalf of Hayden Homes to express our strong support for HB 2025, specifically the \$125 million annual budget for the Great Streets Fund established in section 156 of the 2025 Act for the purpose of providing grants under section 156 of the 2025 Act.

Under Governor Kotek's leadership, the State of Oregon has begun to invest in transportation infrastructure projects that unlock much-needed housing units. Many of these projects build safe multi-modal streets, provide safe routes to schools, and connect affordable housing to essential services. HB 2025's Great Streets Fund ensures that Oregon continues to fund both safe streets *and* the Governor's housing production goals.

Enclosed, please find a one-sheet produced by the City of Bend that outlines how the City could use dollars allocated in HB 2025 to fund its SE Bend Transportation Infrastructure needs. These transportation infrastructure investments would help Bend to unlock approximately 7,500 potential housing units, including 1,000 Affordable units.

Thank you for your service to this important committee. Please support HB 2025 to invest in Oregon's transportation and housing needs, both now and for our state's future.

Sincerely,

Deborah Flagan

Deb Flagan
VP of Community Engagement
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SE Bend Transportation Infrastructure Needed Now (Total Gap is \$19.5M)

This request includes \$13.5M in immediate **transportation** needs, which the Bend City Council would allocate to two of three options. Project options include \$7M for two roundabouts; \$6M of Stevens Road and Ferguson Road Extensions; \$6.5 for 27th/Knott.

Approximately 7500 potential housing units with 1,000 Affordable units, Complete Neighborhoods

- Two large Master Plans under construction (Easton and Stevens Ranch)
 - 2016 UGB Expansion Areas
- 2021 SE Area Plan – City Project of 2016 UGB Expansion Area
 - Some Land Use Applications are approved but no development started
- HB 3318 (2021) – Department of State Lands (DSL) Property (Stevens Road Tract)
 - 759 affordable units prioritized for educators
- SB 1537 (2024) – One-time 100ac UGB Expansion Bill – Caldera Ranch
 - 254 affordable units

State Funding Benefits

- State funding will allow the City to better coordinate orderly development by being a significant leverage point with all the property owners working together.
- This includes potential agreements that may be needed for Right-of-Way dedications across various property owners for infrastructure extensions.
- Facilitate other potential funding mechanisms with the property owners including Reimbursement Districts, Local Improvement Districts or other Supplemental SDC's for the remaining infrastructure.
- One of the reasons this area has not developed is due to the dependencies of the various property owners for extensions of needed infrastructure.

Transportation Improvements: \$13 million needed

The City has begun collaborating with developers, prioritizing the funding of two roundabouts and the Stevens Road and Ferguson Road extensions due to the involvement of multiple property owners and the interconnected nature of transportation improvements. This funding will support early construction efforts in coordination with property owners.

- Stevens Ranch and Stevens Road Tract
 - \$3.5M to help fund the Stevens Road Extension
 - \$3.5M To help fund the Ferguson Road Extension
- SE Area
 - \$3M for the internal roundabout needed at the intersection of two collector roads within the SE Area
 - \$3M for the roundabout at 27th/Diamondback intersection

