

Housing Infrastructure Financing Program (HIFP)

Joint Subcommittee On Transportation and Economic Development

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HIFP Basics

- **Created by House Bill 3031 (2025)**
- **Supports Infrastructure for Housing Development**
- **Initial funding: \$10 million via lottery bonds (May 2026)**
- **Oregon Administrative Rules**
- **Eligible applicants**



Current Status

- Application Cycle
- Funding Requests
- Review Committee
- Application Scoring Criteria
- IFA Approval

Final Application Summary

- **Total Applications Received: 31**
- **Total Infrastructure Project Costs - \$100M**
- **Total Housing Units – 3,252**

Award Recommendations

Population Total <30,000

Applicant	Project Description	Housing Units	Amount Requested	Recommended Award
Dallas	Infrastructure for Pine Street for Quarterdeck Affordable Housing Development	34	\$482,810	\$482,810
Astoria	Stormwater infrastructure for Copeland Commons Affordable Housing Development	66	\$550,599	\$550,599
Klamath Tribes	Water System Improvements for Pine Grove Community Affordable Housing Development	16	\$129,049	\$129,049
Nehalem	Transportation infrastructure for Thompson Springs Affordable Housing Development	10	\$300,067	\$300,067
Regional Rural Revitalization (R3) John Day	Infrastructure improvements for “The Ridge” Housing Development in John Day	27	\$833,800	\$284,340
Milwaukie	Infrastructure improvements for the Hillside Park Affordable Housing Development	164	\$3,000,000	\$1,494,765
Sub-total		317	\$5,296,325	\$3,241,630

Award Recommendations

Population Total >30,000 but <100,000

Applicant	Project Description	Housing Units	Amount Requested	Recommended Award
Grants Pass	Infrastructure improvements for Allenwood Affordable Housing Development	129	\$1,979,753	\$1,979,753
Albany	Transportation infrastructure for Colonia del Valle Prospero Affordable Housing Development	102	\$2,000,000	\$520,247
Sub-total		231	\$3,979,753	\$2,500,000

Award Recommendations Population Total >100,000

Applicant	Project Description	Housing Units	Amount Requested	Recommended Award
Bend (Thistle & Nest)	Infrastructure improvements for Larch Grove Housing Development	13	\$350,000	\$350,000
Eugene	Infrastructure improvements for Floral Hill Housing Development	36	\$2,000,000	\$2,000,000
Portland	Transportation infrastructure for Williams & Russell CDC Housing Development	125	\$1,908,370	\$1,908,370
Sub-total		174	\$4,258,370	\$4,258,370

Alternate Award Recommendations (One from each population total)

Applicant	Project Description	Housing Units	Amount Requested	Recommended Award
Hillsboro	Infrastructure improvements for Willow Creek Affordable Housing Development	118	\$2,000,000	TBD
Tigard	Transportation, stormwater, water and wastewater improvements for Dartmouth Crossing South Phase 2 housing development	50	\$722,515	TBD
Tillamook	Wastewater main extension to connect sewer infrastructure to Tillamook Bay Commons affordable housing project	72	\$790,503	TBD
Sub-total		240	\$3,513,018	

Total Award Recommendation Summary

- **Total Proposed Projects – 11**
- **Total Infrastructure Project Costs - \$26.4M**
- **Total Housing Units – 722**
- **Populations - 25% requirement**
- **Geographic distribution**

Next Steps

- Request Expenditure Limitation
- Bond Sale
- Contracts



Appendix A
Housing Infrastructure Financing Program (HIFP)
All Applications by Rank

Applicant	Project Description (Brief)	Total Project Cost	IFA Approved Grant Amount	Total Units	Infrastructure Project Completion (Est.)	Housing Development Completion (Est.)	Rank	Population Size
City of Dallas (Quarterdeck)	Water, wastewater, transportation and storm water infrastructure to access housing development	\$ 482,810	\$ 482,810	34	June 2027	June 2027	1	1
City of Grants Pass	Transportation, water and wastewater and stormwater infrastructure improvements for housing development	\$ 1,979,753	\$ 1,979,753	129	September 2026	September 2027	2	2
City of Bend-Thistle & Nest	Transportation, water and wastewater improvements	\$ 1,468,550	\$ 350,000	13	June 2028	June 2028	2	3
City of Eugene	Water, Wastewater, Stormwater and Transportation infrastructure for new housing development.	\$ 6,316,089	\$ 2,000,000	36	November 2027	February 2030	3	3
City of Astoria	Stormwater main and lateral for the housing development property	\$ 578,599	\$ 550,599	66	August 2026	May 2028	3	1
City of Portland	Transportation infrastructure to address connectivity issues which limits housing development.	\$ 3,158,895	\$ 1,908,370	125	June 2028	July 2028	4	3
Klamath Tribes	Upgrade well system to deliver water to housing development	\$ 129,049	\$ 129,049	16	October 2026	October 2026	4	1
City of Milwaukie	Water, wastewater, transportation and stormwater infrastructure for housing	\$ 9,163,697	\$ 1,494,765	164	October 2027	February 2028	5	1
City of Albany	Transportation infrastructure improvements to access housing development.	\$ 5,018,399	\$ 520,247	102	May 2028	June 2028	6	2
City of Hillsboro	Water, wastewater, stormwater and transportation infrastructure.	\$ 2,654,024		118	August 2028	August 2028	6	3
City of Bend-Commerce Comm. Connect (Housing Authority)	Transportation and Stormwater infrastructure improvements	\$ 3,693,635		64	February 2027	February 2028	7	3
City of Tigard	Wastewater, Stormwater and Transportation Infrastructure Improvements	\$ 722,515		50	February 2028	May 2028	7	2
City of Dallas (Dallas Mill Station Apts.)	Transportation Improvement along SW Church Street.	\$ 624,958		63	October 2028	October 2028	8	1
City of Nehalem	Transportation infrastructure improvements to access housing development.	\$ 300,067	\$ 300,067	10	September 2026	May 2027	9	1
Regional Rural Revitalization (R3) - The Ridge (John Day)	Transportation, water, wastewater and stormwater connection to housing development	\$ 947,800	\$ 284,340	27	November 2026	August 2029	9	1
Regional Rural Revitalization (R3) - Miller Crossing (Burns)	Water, wastewater and stormwater infrastructure for housing development	\$ 2,305,642		84	November 2026	August 2029	10	1
City of Tillamook	Wastewater main extension to connect sewer infrastructure to housing development	\$ 890,503		72	August 2026	June 2027	11	1
City of Lincoln City	Stormwater, water, wastewater for housing development	\$ 2,707,265		17	December 2027	December 2027	11	1
City of Beaverton	Water, wastewater and stormwater infrastructure for housing development	\$ 4,816,953		231	September 2029	September 2029	12	2
City of Redmond	On-site water, wastewater and stormwater infrastructure.	\$ 2,910,112		30	March 2028	March 2028	13	2
City of Hood River	Site development for construction of water, wastewater, stormwater infrastructure	\$ 2,247,300		42	May 2028	February 2029	13	1
City of Independence-The Club Apts	Transportation, water and wastewater service extension to housing development	\$ 1,731,491		38	January 2028	March 2029	14	1
City of Bend-Sugar Pine Crossing (Foundation for Affordable Housing)	Water, wastewater and transportation infrastructure	\$ 2,985,031		387	December 2026	September 2030	15	3
City of Medford	Excavation, sitework and installation of transportation and stormwater infrastructure	\$ 1,955,226		14	December 2026	May 2027	16	2
City of Silverton	Extend water and sewer to the Westfield Affordable Housing Project	\$ 1,000,000		50	December 2026	May 2028	17	1
City of Sutherlin	Transportation and Stormwater infrastructure improvements	\$ 4,666,000		71	June 2027	May 2028	18	1
City of Bay City	Transportation, stormwater, water and wastewater improvements for housing infrastructure	\$ 868,900		16	May 2029	May 2029	19	1
City of Bay City (South Lift Station)	Construction of wastewater infrastructure.	\$ 1,000,000		100	September 2027	July 2028	20	1
City of Dayton	Waterline improvements for fire flows and waterline improvements	\$ 2,719,000		90	February 2028	August 2029	21	1
City of Warrenton	Wastewater pumpstation to serve Fort Point housing development	\$ 35,550,000		450	December 2029 (75 units); December 2034 (375 units)		22	1
City of Hubbard	Water Master Plan, Comprehensive Plan and Zoning Code plan updates; design and engineering for water and wastewater infrastructure improvements	\$ 1,297,029		543	December 2027	unknown	23	1
Total	31	\$ 106,889,292	\$ 10,000,000	3,252				

*Population Size

1. Population >30K - not less than 25% (\$2,500,000)

2. Population <30K >100K - not less than 25% (\$2,500,000)

3. Populations greater than 100,000.

Recommending funding full requested amount

Recommending partial funding of the requested amount

Recommended alternates