

ANALYSIS

Oregon Business Development Department Housing Infrastructure Fund

Analyst: Michelle Deister

Request: Acknowledge receipt of a report by the Oregon Business Development Department on awards from the Housing Infrastructure Fund for infrastructure grants that support housing development.

Analysis: The Oregon Business Development Department (OBDD) was instructed through a budget note in HB 5006 (2025) to report to the Joint Committee on Ways and Means on agency recommendations for awards from the Housing Infrastructure Fund created in HB 3031 (2025) and funded with \$10 million in lottery bond proceeds approved in SB 5531 (2025). The bond sale is expected to occur in May 2026. An associated placeholder amount of \$1 in Other Funds expenditure limitation was included in the 2025-27 legislatively adopted budget for OBDD, pending receipt of the report.

The text of the budget note reads as follows:

HB 5006 (Chapter 628, Oregon Laws 2025) Budget Note: The Oregon Business Development Department is directed to report to the Joint Committee on Ways and Means in February 2026 on the implementation of the Housing Infrastructure Fund program. The report shall include recommendations for financing awards to municipalities and tribal councils for shovel-ready infrastructure projects that meet criteria included in section 2 of HB 3031 (2025), supporting specified proposed housing developments. The report shall include information on the number of program applications and amount of requested financing, as well as prioritized recommendations for project awards. The recommendations shall include information on individual projects, including location, number of units created, other sources of funding contributed to the project, affordability covenants, and whether the housing will be for renters or owner occupied.

The Infrastructure Finance Authority (IFA), a nine-member independent board with oversight of many of OBDD's infrastructure financing programs, was given authority to create and administer the Housing Infrastructure Fund for the purpose of providing financial assistance for projects that primarily support specified housing developments meeting location and density criteria specified in the bill, including the requirement that at least 25% of funding goes to areas with populations of less than 30,000 and at least 25% of funding goes to areas with populations of between 30,000 and 50,000. Affordability restrictions on the housing supported by

infrastructure grants are 10 to 30 years in length. IFA received and approved recommendations from OBDD for project awards on January 30, 2026. OBDD's recommendations reflect the direction to fund at least the minimum for the two population groups, fund as many projects as possible, fund the highest-scoring projects, and have statewide geographic distribution.

OBDD received 31 applications requesting a combined total of \$43.2 million in infrastructure funding to support the development of 3,252 housing units. The projects approved by IFA include:

- 3.2 million in project awards to six applicants for 317 housing units for communities with populations of less than 30,000.
- \$2.5 million to two applicants for 231 housing units for communities with populations between 30,000 and 50,000
- \$4.3 million to three applicants for 174 housing units in cities with populations greater than 100,000.

The project awards were scaled based on the percentage of housing being developed with affordability restrictions. For instance, one successful applicant received 30% of the requested funding because only 30% of the housing in the supported development would be subject to affordability covenants. In other cases where less than 100% of requested funding was provided, it was because OBDD sought to distribute the remaining funding after statutory minimums to the highest-ranking remaining projects. Alternate projects were identified in the event that partially funded projects do not have viable sources of gap funding to enable project completion. A summary of applicants and awards is included in Addendum A.

Recommendation: The Legislative Fiscal Office recommends acknowledging receipt of the report.

Addendum A

OBDD – IFA HOUSING INFRASTRUCTURE PROJECT SELECTION								
<30,000 Population								
Applicant	Project Description	Amount Requested	Amount Approved	Total Units	Affordability Covenants	Renter/ Owner Occupied	Overall Rank	Notes
City of Dallas (Quarterdeck)	Water, wastewater, transportation, and stormwater infrastructure to access housing development	\$482,810	\$482,810	34	Yes	Rental	1	1 of 2 applications – full funding
City of Astoria	Stormwater main and lateral for housing development property	\$550,599	\$550,599	66	Yes	Rental	3	Full funding
Klamath Tribes	Upgrade well system to deliver water to housing development	\$129,049	\$129,049	16	Yes	Both	4	Full funding
City of Nehalem	Transportation infrastructure improvements to access housing development	\$300,067	\$300,067	10	Yes	Owner	9	Full funding
City of Milwaukie	Water, wastewater, transportation, and stormwater infrastructure for housing	\$3,000,000	\$1,494,765	164	Yes	Rental	5	Partial funding
Regional Rural Revitalization (R3) – The Ridge (John Day)	Transportation, water, wastewater, and stormwater connection to housing development	\$833,800	\$284,340	27	Yes	Owner	9	Partial funding to match 30% affordability
City of Tillamook	Wastewater main extension to connect sewer infrastructure to housing development	\$790,503	Alternate TBD	72	Yes	Rental	11	Alternate
City of Dallas (Dallas Mill Station Apts.)	Transportation Improvement along SW Church Street	\$624,958	-	63	Yes	Rental	8	2 of 2 applications
Regional Rural Revitalization (R3) – Miller Crossing (Burns)	Water, wastewater, and stormwater infrastructure for housing development	\$1,848,292	-	84	Yes	Rental	10	2 of 2 applications
City of Lincoln City	Stormwater, water, and wastewater infrastructure for housing development	\$2,000,000	-	17	Yes	Owner	11	
City of Hood River	Site development for construction of water, wastewater, and stormwater infrastructure	\$1,990,660	-	42	Yes	Owner	13	
City of Independence – The Club Apts.	Transportation, water, and wastewater service extension to housing development	\$1,231,491	-	38	Yes	Rental	14	
City of Silverton	Extend water and sewer to the Westfield Affordable Housing Project	\$1,000,000	-	50	Yes	Rental	17	

OBDD – IFA HOUSING INFRASTRUCTURE PROJECT SELECTION								
<30,000 Population								
Applicant	Project Description	Amount Requested	Amount Approved	Total Units	Affordability Covenants	Renter/ Owner Occupied	Overall Rank	Notes
City of Sutherlin	Transportation and stormwater infrastructure improvements	\$1,200,000	-	71	Yes	Both	18	
City of Bay City	Transportation, stormwater, water, and wastewater improvements for housing infrastructure	\$796,900	-	16	Yes	Owner	19	
City of Bay City (South Lift Station)	Construction of wastewater infrastructure	\$300,000	-	100	Yes	Both	20	
City of Dayton	Waterline improvements for fire flows and waterline improvements	\$2,689,000	-	90	Yes	Both	21	
City of Warrenton	Wastewater pumpstation to serve Fort Point housing development	\$2,000,000	-	450	Yes	Both	22	
City of Hubbard	Water Master Plan, Comprehensive Plan, and Zoning Code updates; design and engineering for water and wastewater infrastructure improvements	\$1,297,029	-	543	NA	Both	23	
TOTAL	19	\$23,065,158	\$3,241,630	317				

OBDD – IFA HOUSING INFRASTRUCTURE PROJECT SELECTION								
30,000–50,000 Population								
Applicant	Project Description	Amount Requested	Amount Approved	Total Units	Affordability Covenants	Renter/ Owner Occupied	Overall Rank	Notes
City of Grants Pass	Transportation, water, wastewater, and stormwater infrastructure improvements for housing development	\$1,979,753	\$1,979,753	129	Yes	Both	2	Full funding
City of Albany	Transportation infrastructure improvements to access housing development	\$2,000,000	\$520,247	102	Yes	Rental	6	Partial funding
City of Tigard	Wastewater, stormwater, and transportation infrastructure improvements	\$722,515	Alternate TBD	50	Yes	Rental	7	Alternate
City of Beaverton	Water, wastewater, and stormwater infrastructure for housing development	\$2,752,075	-	231	Yes	Rental	12	
City of Redmond	On-site water, wastewater, and stormwater infrastructure	\$2,000,000	-	30	Yes	Owner	13	
City of Medford	Excavation, site work, and installation of transportation and stormwater infrastructure	\$1,310,626	-	14	Yes	Owner	16	
TOTAL	6	\$10,764,969	\$2,500,000	231				

OBDD – IFA HOUSING INFRASTRUCTURE PROJECT SELECTION								
>100,000 Population								
Applicant	Project Description	Amount Requested	Amount Approved	Total Units	Affordability Covenants	Renter/ Owner Occupied	Overall Rank	Notes
City of Bend – Thistle & Nest	Transportation, water, and wastewater improvements	\$350,000	\$350,000	13	Yes	Owner	2	1 of 3 applications – full funding
City of Eugene	Water, wastewater, stormwater, and transportation infrastructure	\$2,000,000	\$2,000,000	36	Yes	Owner	3	Full funding
City of Portland	Transportation infrastructure to address connectivity issues limiting housing development	\$1,908,370	\$1,908,370	125	Yes	Both	4	Full funding
City of Hillsboro	Water, wastewater, stormwater, and transportation infrastructure	\$2,000,000	Alternate TBD	118	Yes	Rental	6	Alternate
City of Bend – Commerce Comm. Connect (Housing Authority)	Transportation and stormwater infrastructure improvements	\$1,093,635	-	64	Yes	Rental	7	2 of 3 applications
City of Bend – Sugar Pine Crossing (Foundation for Affordable Housing)	Water, wastewater, and transportation infrastructure	\$2,000,000	-	387	Yes	Both	15	3 of 3 applications
TOTAL	6	\$9,352,005	\$4,258,370	174				

Oregon Business Development Department Rogers

Request: Report on the implementation of the Housing Infrastructure Fund program as required by a budget noted accompanying House Bill 5006 (2025) by the Oregon Business Development Department.

Recommendation: Acknowledge receipt of the report.

Discussion: House Bill 3031 (2025) established the Housing Infrastructure Financing Program (HIFP) and assigned its administration to the Oregon Infrastructure Finance Authority within the Oregon Business Development Department (Business Oregon). The program is statutorily focused on financing infrastructure, such as transportation, water, wastewater or stormwater systems, or related site developments that primarily support specified housing developments. The following budget note is contained in the budget report for House Bill 5006 (2025):

Budget Note

The Oregon Business Development Department (Business Oregon) is directed to report to the Joint Committee on Ways and Means in February 2026 on the implementation of the Housing Infrastructure Fund program. The report shall include recommendations for financing awards to municipalities and tribal councils for shovel-ready infrastructure projects that meet criteria included in section 2 of HB 3031 (2025), supporting specified proposed housing developments. The report shall include information on the number of program applications and amount of requested financing, as well as prioritized recommendations for project awards. The recommendations shall include information on individual projects, including location, number of units created, other sources of funding contributed to the project, affordability covenants, and whether the housing will be for renters or owner-occupied.

A one dollar placeholder was placed in Business Oregon's 2025-27 Legislatively Adopted Budget in section 157 of House Bill 5006 (2025) for the HIFP. The Legislature authorized \$10.0 million in lottery bonds in Senate Bill 5531 (2025). Business Oregon is requesting an increase of Other Funds expenditure limitation to expend the full amount of bonds authorized in Senate Bill 5531 (2025). The bond sale is projected for May 2026. The report documents program readiness and outlines the project selection process. The Infrastructure Finance Authority (IFA) Board reviewed and approved recommended projects at its January 30, 2026, meeting, contingent on legislative approval of expenditure authority and successful bond issuance.

Program eligibility and award recommendations reflect statutory distribution requirements tied to population size. Eligible applicants included local governments, special districts, and Tribes with allowances for partnerships with housing developers or housing authorities. The legislation requires that at least 25 percent of funds support cities or Tribes with populations under 30,000 and at least 25 percent support with populations between 30,000 and 100,000, while still permitting awards to jurisdictions

above 100,000. In order to make the awards, IFA developed scoring criteria with seven categories, each having a maximum set of points applicants could earn. The maximum number of points for all seven criteria was 110 points.

IFA received \$43.2 million in requests from 31 applicants and recommended full or partial funding for 11 projects, with three alternate projects listed. Projects for the following applicants were approved: City of Dallas, City of Grant Pass, City of Bend (Thistle & Nest), City of Eugene, City of Astoria, City of Portland, Klamath Tribes, City of Nehalem, City of Milwaukie, City of Albany, and Regional Rural Revitalization (R3) (John Day). The three recommended alternates are: City of Hillsboro, City of Tigard, and City of Tillamook.

MEMORANDUM

DATE: February 4, 2026

TO: The Honorable Senator Kate Lieber
The Honorable Representative Tawna Sanchez
Joint Committee On Ways and Means

FROM: Sophorn Cheang, Director, Business Oregon

SUBJ: Business Oregon Request for Expenditure Limitation Authority for HB 3031 (2025) Housing Infrastructure Finance Program and Award Recommendations Report

The Oregon Business Development Department (Business Oregon) submits this report in response to the budget note included in House Bill 5006 (2025 Legislative Session), which established a \$1 Other Fund expenditure limitation as a placeholder for the Housing Infrastructure Fund created in House Bill 3031 (2025). Business Oregon anticipates \$10 million in lottery bond proceeds for this program through Senate Bill 5531, with a bond sale expected in May 2026.

This memo reports on the required project and process information and also requests the balance of the \$10 million in limitation necessary to utilize the approved lottery bond proceeds.

Background:

[House Bill 3031](#) (2025) created the Housing Infrastructure Financing Program (HIFP) and directed the Oregon Infrastructure Finance Authority (“Authority”) at Business Oregon to administer it. The purpose of the Program is to provide grants, loans and forgivable loans to eligible entities for:

- a) The development or improvement of transportation, water, wastewater or stormwater infrastructure, including improvements to system capacity; or
- b) Site development, including the development of privately owned sites, necessary for the improvement of transportation, water, wastewater or stormwater infrastructure; and
- c) The proposed development in (a) or (b) will primarily support a Specified Proposed Housing Development (as defined in OAR 123-053-0020).

Business Oregon recently accepted applications from municipalities and tribal councils for shovel-ready infrastructure projects that support eligible housing developments as defined in statute. Applications were scored and ranked based on program criteria, and recommendations reviewed and approved by the Infrastructure Finance Authority Board.

Expenditure Limitation Authority Request:

The Authority is requesting expenditure limitation authority of \$10,000,000 for the Housing Infrastructure Financing Program to fund the projects recommended below. These projects were approved by the Authority at the board meeting on January 30, 2026. Upon legislative limitation approval and a successful lottery bond sale (estimated for May 2026), the Authority will enter into contracts for the infrastructure projects.

Lottery Bond Authority

Lottery Revenue Bond Bill: Chapter 633, Section 8, Subsection (1-3), Oregon Laws 2025 (SB 5531)

Expenditure Authority

Increase in Chapter 628, Section 157, Oregon Laws 2025 (HB 5006) \$9,999,999 – Other Fund.

Eligibility:

Eligible applicants included a city, county, county service district, district as defined under ORS 198.010, an intergovernmental entity formed under ORS chapter 190, or a Tribal council of a federally recognized Indian Tribe in Oregon. Eligible applicants could also partner with a housing developer or housing authority.

The legislation requires allocation of funds as follows:

- No less than 25% of the funds be awarded to support cities or Indian Tribes with populations of less than 30,000,
- No less than 25% of the funds to support cities or Indian Tribes with populations of more than 30,000 but less than 100,000.

Award recommendations reflect these population categories along with populations greater than 100,000.

Application Process:

Temporary Oregon Administrative Rules were filed on October 1, 2025 which enabled staff to complete the Request for Application (RFA) and application processes. The competitive application round opened on October 17, 2025 and closed on December 17, 2025. A total of **thirty-one** (31) eligible applicants submitted applications requesting **\$43,182,1321**. Applications were reviewed, rated, and ranked by a committee with representation from:

- Oregon Housing and Community Services
- Department of Land Conservation and Development
- Housing Accountability and Production Office
- Business Oregon

The outcome of this review process forms the basis for the award recommendations.

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SCORING CRITEREA:

Scoring Category	Points Possible
Completeness of Application	10
Scope of Work	30
Work Plan	20
Budget	20
Readiness to Proceed	20
Bonus Points – Affordable Housing Covenant	5
Bonus Points – Minimum density requirements	5
Total Points Possible	110

Details:

- **Completeness of Application (10 pts):** All required information, any attachments referenced within the application and signed by an authorized signer.
- **Scope of Work (30 pts):** Does the application and submitted material clearly demonstrate that the proposed Project complies with the Program’s goals and objectives and will assist in the production of housing units for Specified Proposed Housing Development?
- **Work Plan (20 pts):** To what extent are the major Project tasks and activities and estimated start and completion dates clearly defined? The evaluation considered the information included in the work plan such as engineering, permitting, final design, construction contract executed, substantial completion timeline, construction completion that includes both milestones for both the Project activities being funded and the construction of housing units.
- **Budget (20 pts):** To what extent does the application and budget demonstrate the reasonableness of budget, both in terms of the budget justification and the budget’s alignment with the proposed Project activities?
- **Readiness to Proceed (20pts):** To what extent has the applicant demonstrated that the Project is ready to move forward? Considerations included, but were not limited to, completion of site acquisition, completion of plans and designs, appropriate zoning, compliance and timeline for environmental and other regulatory approvals, building permits secured or applied for, all other funds needed to complete the Project and the Specified Proposed Housing Development were secured and committed, a memorandum of understanding (MOU) or agreement between the municipality and the Partner is in place and terms and conditions of an Affordable Housing Covenant have been filed or ready to be filed with the county clerk, if applicable.
- **Bonus Points (10 pts):**
 - Affordable Housing Covenant of at least 30 years: +5 points.
 - Projects meet minimum density requirements: +5 points.

The following tables present the recommended funding allocations by population size, reflecting both the statutory requirements and the committee's evaluation process. For those applicants that are not recommended for full funding, awards will be subject to the applicant being able to complete the project as described in their application. If the applicant is unable to enter into a contract based on the award amount, alternates will be substituted.

Applicant	Brief Project Description	Housing Units	Amount Requested	Recommended Award
Not Less than 25% (\$2,500,000) of funds to Cities/Tribes population of <30,000				
City of Dallas	Infrastructure improvements to Pine Street for Quarterdeck Affordable Housing Development	34	\$482,810	\$482,810
City of 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
City of 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
City of 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
Not Less than 25% (\$2,500,000) of funds to Cities/Tribes population of >30,000 but <100,000				
City of Grants Pass	Infrastructure improvements for Allenwood Affordable Housing Development	129	\$1,979,753	\$1,979,753
City of 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
Populations >100,000				
City of Bend (Thistle & Nest)	Infrastructure improvements for Larch Grove Housing Development	13	\$350,000	\$350,000
City of Eugene	Infrastructure improvements for Floral Hill Housing Development	36	\$2,000,000	\$2,000,000
City of 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
Total		722	\$13,534,448	\$10,000,000

Alternates: One Recipient selected from each population size above, if needed.

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

Department’s priorities in addition to the statutory requirements were to:

- At a minimum fund the two population sizes at 25% (\$2.5M),
- Fund as many projects as possible,
- Fund the highest scoring projects (without awarding 1 entity more than one award, since we were oversubscribed), and
- Have a statewide geographic distribution.

Knowing that the program would be oversubscribed, the program limited individual application requests to \$2M, and since the program was oversubscribed the review committee limited only one award per applicant.

Additional Notes:

- Partial awards for Albany and Milwaukie were recommended to fund top rated applications and meet minimums funding requirements.
- John Day was recommended at 30% of their requested funding, for the portion of their project that provides affordable housing. The project was also recommended for overall program geographic distribution.
- Oversubscription required limiting awards to one per applicant.

The following section provides detailed information on each recommended project, including background, scope, work plan, and budget.

Applications:

City of Dallas:

Funding Award: \$428,810

Project Name: Pine Street Infrastructure Improvements for Quarterdeck Housing Development

Project Background (Importance):

The Pine Street frontage improvements are essential to the Quarterdeck Apartment project. Other funds to complete the infrastructure and housing development project are secured. Once completed, the housing development will provide 34 units of affordable housing to persons at 50-60% area median income. The housing units are expected to be completed by June 2027.

Project Description:

The infrastructure project will construct the full public street improvements for the undeveloped segment of SE Pine Street located through the center of the Quarterdeck Apartment site. The work includes building the water, wastewater, stormwater and transportation systems to serve the housing development.

Workplan:

Task	Estimated Start Date	Estimated Completion Date
Engineering / Design	4/2025	11/2026
Permitting	11/2025	2/2026
Construction Start	2/2026	6/2027

Budget:

Budget Line Item	HIFP	Other Funding
Construction	\$482,810	0
Total Request	\$482,810	0

City of Astoria:

Funding Award: \$550,599

Project Name: Stormwater Infrastructure for Copeland Commons Housing Development

Project Background (Importance):

Construction of a dedicated stormwater main and lateral to serve the Copeland Commons Apartment is necessary to complete the housing development. Other funds to complete the infrastructure project are secured. Once completed, the housing development will provide 66 units of affordable housing to persons at 30, 60 and 80% area median income. The housing development is anticipated to be completed by May 2028.

Project Description:

Recipient will procure a properly licensed contractor to complete the stormwater main and laterals to serve the Copeland Commons Apartment.

Workplan:

Task	Estimated Start Date	Estimated Completion Date
Engineering / Design	8/2025	3/2026
Permitting	10/2025	4/2026
Construction	7/2026	8/2026

Budget:

Budget Line Item	HIFP	Other Funding
Engineering	\$8,900	\$10,000
Construction	478,699	0
Construction Contingency	25,000	0
Construction Management	38,000	0
City staff – in kind		9,000
Project developer – in kind		9,000
Total Request	\$550,599	\$28,000

Klamath Tribes

Funding Award: \$129,049

Project Name: Water System Improvements for Pine Grove Community Housing Development

Project Background (Importance):

Klamath Tribes are developing housing development on Tribal Trust Land. The proposed project site has an existing well system, but it is not operable or able to serve the developing units in its current status. The project will bring the system up to working order to serve the 8 existing units and allow another 16 units to be built. The housing will be affordable for tribal members and improve community livability and is anticipated to be completed shortly after the infrastructure project is complete.

Project Description:

Recipient will procure, in accordance with Klamath Tribes procurement policy, a contractor to replace the mechanical and electrical components and systems to repair the well and bring it back into service.

Workplan:

Task	Est. Start Date	Est. Completion Date
Engineering / Design	5/2026	7/2026
Construction Start	8/2026	10/2026
Electrical Upgrades to Well System	8/2026	10/2026
Mechanical Upgrades to Well System	8/2026	9/2026
Programming for Well Pump Operation & Control	9/2026	10/2026
Start-up, Testing & Operational Confirmation	10/2026	10/2026

Budget:

Budget Line Item	HIFP	Other Funding
Construction	\$31,381	\$0
Construction management	5,130	0
Consultant / Professional Services	63,942	0
Programming for Well Pump Operation	18,913	0
Operational Testing & Startup	9,683	0
Total Request	\$129,049	\$0

City of Nehalem:

Funding Award: \$300,067

Project Name: Transportation Infrastructure Improvements for Thompson Road

Project Background (Importance):

The Thompson Springs Affordable Housing project will provide 10 units of affordable housing for homeownership opportunities. The infrastructure improvements will be the reconstruction of the road adjacent to the housing development and will include right of way and housing development access. The housing development is anticipated to be completed by May 2027.

Project Description:

Recipient will properly procure for the reconstruction of Thompson Road specifically for the Thompson Springs Housing Development.

Workplan:

Task	Estimated Start Date	Estimated Completion Date
Engineering / Design	6/2026	7/2026
Permitting	7/2026	7/2026
Construction	7/2026	9/2026

Budget:

Budget Line Item	HIFP	Other Funding
Engineering	\$12,000	\$0
Construction	240,509	0
Construction Contingency	13958	0
Legal	6,600	0
Construction management	24,700	0
Consultant / Professional Services	2,300	0
Total Request	\$300,067	\$0

Regional Rural Revitalization (R3) Strategies Consortium

Funding Award: \$284,340

Project Name: Infrastructure Improvements for The Ridge Housing Development (John Day)

Project Background (Importance):

R3 is an ORS 190 (Intergovernmental Entity) in partnership with the city of John Day. The project will build out the street, water, sewer and stormwater systems for the housing development. The infrastructure improvements are necessary to build out the housing development. The development will construct 27 new homes of which 30% will be affordable to persons at or below 120% area median income. The grant amount is reflective of a proportionate share of the overall project as required by the Oregon Administrative Rules. Construction is expected to begin in September of 2026 and be fully complete by August 2029.

Project Description:

R3 will procure a licensed contractor to complete the water, wastewater, stormwater and transportation infrastructure for The Ridge housing development.

Workplan:

Task	Est. Start Date	Est. Completion Date
Engineering / Design	Complete	
Permitting	2/2026	5/2026
Pre-construction	6/2026	6/2026
Construction	7/2026	10/2026

Budget:

Budget Line Item	HIFP	Other Funding
Construction	\$258,540	\$499,460
Construction Contingency	25,800	50,000
Legal	0	22,800
Construction Management	0	34,200
Consultant / Professional Services	0	57,000
Total Request	\$284,340	\$663,460

City of Milwaukie

Funding Award: \$1,494,765

Project Name: Infrastructure Improvements for Hillside Park Housing Development

Project Background (Importance):

The Hillside Park housing development will require extensive infrastructure work. The proposed infrastructure project will be for onsite and offsite water, wastewater, stormwater and transportation needs to serve the housing development. This phase of the proposed housing development will be for 164 units of affordable housing serving persons at 60% and below area median income. The housing development is expected to be completed by February, 2028.

Project Description:

The Recipient will procure a licensed engineer and contractor for onsite and offsite infrastructure improvements (water, wastewater, stormwater and transportation) as required for the proposed housing development.

Workplan:

Task	Estimated Start Date	Estimated Completion Date
Engineering / Design	9/2024	2/2026
Permitting	9/2026	2/2026
Construction	6/26	10/27
Infrastructure Site work & rough in	6/26	9/26
Roads and sidewalks	3/2027	10/2027

Budget:

Budget Line Item	HIFP	Other Funding
Engineering / Architecture	\$0	\$200,000
Construction	1,494,765	10,664,672
Construction Contingency	0	420,890
Legal	0	25,000
Construction Management	0	50,000
Consultant / Professional Services	0	50,000
Total Request	\$1,494,765	\$11,410,562

City of Grants Pass:

Funding Award: \$1,979,753

Project Name: Infrastructure Improvements for Allenwood Village Housing Development

Project Background (Importance):

Public infrastructure improvements of water, wastewater, stormwater and transportation are needed to ensure the development of the Allenwood Village Housing Development. The planning development will provide 110 rental townhomes (zoning approved) and 19 future homeownership townhomes in the second phase. The rental townhomes will serve person at 30% and 60% area median income and homeownership units will serve persons at 80% area median income. The rental townhomes are expected to be complete by September 2027.

Project Description:

Recipient will properly procure licensed professionals/contractors as needed to complete the design and installation of new transportation, water, wastewater and storm drain facilities along Williams Highway and Allenwood Drive to serve the Allenwood Village Housing Development.

Workplan:

Task	Estimated Start Date	Estimated Completion Date
Engineering / Design	12/2025	3/2026
Advertise Bid Package	4/2026	4/2026
City Council Award to Contractor	5/2026	5/2026
Construction	7/2026	9/2026

Budget:

Budget Line Item	HIFP	Other Funding
Engineering/Architecture	\$50,000	\$0
Construction	1,642,637	0
Construction Contingency	197,116	0
Construction Management	50,000	0
Monitoring/Reporting	40,000	0
Total Request	\$1,979,753	\$0

City of Albany

Funding Award: \$520,247

Project Name: Infrastructure improvements for Colonia del Valle Prospero Housing Development

Project Background (Importance):

Phase 2 of Colonia del Valle Prospero will need wastewater, stormwater and transportation improvements to allow the building of the proposed affordable housing development. Transportation improvements will be for Goldfish Farm Road and Spicer Road making the housing development accessible. Sewer and stormwater improvements will also be part of the project to ensure housing development can be built. It is anticipated that 102 housing units will be developed that will serving persons up to 60% area median income. The housing development is expected to be completed by June 2028.

Project Description:

Recipient will properly procure licensed contractors to complete the transportation infrastructure for Goldfish Farm Road and Spicer Road and sewer and stormwater improvements to serve Colonia del Valle Prospero housing development.

Workplan:

Task	Est. Start Date	Est. Completion Date
Engineering / Final Design	12/2025	3/2026
Land Use Review	3/2026	5/2026
Permitting	5/2026	1/2027
Construction Contract Execution	5/2026	6/2026
Construction Start	3/2027	5/2028

Budget:

Budget Line Item	HIFP	Other Funding
Engineering / Architecture Design	\$91,597	\$0
Construction of Goldfish Road Portion	0	1,525,263
Construction of Spicer Road Portion	428,650	336,001
Overhead	0	94,482
Construction Contingency	0	114,496
Land Acquisition	0	2,178,000
Legal	0	50,000
Project Management / Consultants	0	199,911
Total Request	\$520,247	\$4,498,153

City of Bend (Thistle & Nest)

Funding Award: \$350,000

Project Name: Infrastructure improvements for Larch Grove Housing Development

Project Background (Importance):

On-site water, stormwater and transportation improvements are needed for the proposed homeownership housing development. Off-site improvements, to connect the infrastructure, will be paid for with other funds. Thistle & Nest (property owner/developer) currently owns the property and will continue to own it after the development is complete. This housing development is a land trust model with a 99 year affordable housing covenant. All homes will be affordable to persons at or below 80% area median income with two homes being affordable to person at or below 50% area median income. Larch Grove development will provide 13 housing units and is expected to be complete by June 2028.

Project Description:

Recipient will properly procure licensed contractor(s) to provide the transportation, water and stormwater improvements for the Larch Grove Housing Development.

Workplan:

Task	Est. Start Date	Est. Completion Date
Engineering / Design	2024	2025
Permitting	2025	6/2026
Construction	9/2026	5/2028

Budget:

Budget Line Item	HIFP	Other Funding
Engineering / Architecture	\$50,000	\$100,000
Construction	300,000	842,550
Construction Contingency	0	52,000
Legal	0	5,000
Construction Management	0	66,000
Permits	0	3,000
Project Management / Consultants	0	100,000
Total Request	\$350,000	\$1,118,550

City of Eugene

Funding Award: \$2,000,000

Project Name: Infrastructure improvements for Floral Hill Housing Development

Project Background (Importance):

On-site water, wastewater, stormwater and transportation improvements are needed for the proposed homeownership housing development. DevNW owns the property (January 2026) and will also be the developer of this affordable housing. This project will be for affordable homeownership using a land trust model where DevNW will continue to own the land and have a 40-year affordable housing covenant. The homes will be affordable to person at 80% area median income. Floral Hill development will provide 36 housing units. Phase 1 will provide 18 homes and is expected to be completed by fourth quarter 2028 with the remaining 18 homes and is expected to be completed by February 2030.

Project Description:

Recipient will properly procure licensed contractor(s) to provide the water, wastewater, stormwater and transportation improvements for the Floral Hills Housing Development.

Workplan:

Task	Est. Start Date	Est. Completion Date
Engineering / Final Design	1/2026	9/2026
Permitting	3/2026	1/2027
Construction	2/2027	11/2027

Budget:

Budget Line Item	HIFP	Other Funding
Engineering / Architecture Design	\$0	\$395,030
Construction	2,000,000	2,061,560
Construction Contingency	0	446,772
Land Acquisition	0	637,500
Legal	0	25,000
Construction Management	0	406,156
Consultant / Professional Services	0	141,500
Permits/Recording/Review Fees	0	184,571
Insurance	0	18,000
Total Request	\$2,000,000	\$4,316,089

City of Portland

Funding Award: \$1,908,370

Project Name: Infrastructure improvements for housing development

Project Background (Importance):

Transportation and stormwater infrastructure are needed for three proposed housing development projects within the same general location. Cost savings will be realized by completing the infrastructure for all three projects at the same time. The first project will provide 20 units of affordable homeownership with construction expected to begin construction in 2026. The second project will provide 85 units of affordable rental housing and is expected to begin construction in the first quarter of 2027. The third and final project will provide 20 units of affordable homeownership with construction expected to begin in the second quarter of 2027. This will bring a total of 125 units of rental and homeownership units to the North/Northeast neighborhood.

Project Description:

Recipient will properly procure licensed contractors to complete the stormwater and transportation infrastructure for the proposed Williams & Russell Community Development Corporation housing development project.

Workplan:

Task	Est. Start Date	Completion Date
Engineering / Final Design	12/2024	2/2027
Permitting	1/2026	5/2027
Construction Start	1/2026	6/2028
Stormwater infrastructure installed	3/2026	9/2027
Transportation infrastructure installed	8/2026	5/2028

NOTE – The Work plan combines all three projects in one timeline. The projects independently have a shorter timeline

Budget:

Budget Line Item	HIFP	Other Funding
Engineering / Architecture Design	\$40,875	\$713,063
Construction	497,456	11,310,115
Construction Contingency	24,873	1,063,901
Legal	0	80,728
Construction management	0	188,484
Consultant / Professional Services	0	1,814,800
Financing	0	272,816
Permitting	0	287,150
Total Request	\$563,204	\$15,731,057

Alternate:

City of Hillsboro

Funding Request: \$2,000,000

Project Name: Infrastructure improvements for Willow Creek Affordable Housing Development

Project Background (Importance):

Transportation, stormwater, water and wastewater infrastructure will be constructed for both on-site and off-site infrastructure to serve the housing development. On-site development will be for stormwater facility. Offsite development will include transportation, stormwater, wastewater and water infrastructure to serve the housing development. The housing development will create 118 units of affordable rental housing serving persons at 30% and 60% area median income with an affordable housing covenant of 60 years. The housing development is expected to be completed by August 2028.

Project Description:

Recipient will properly procure licensed contractors to complete the water, wastewater, stormwater and transportation infrastructure for the Willow Creek Affordable Housing Development.

Workplan:

Task	Est. Start Date	Completion Date
Engineering / Final Design	10/2025	8/2026
Permitting	10/2026	2/2027
Construction	2/2027	6/2028

Budget:

Budget Line Item	HIFP	Other Funding
Engineering / Architecture Design	\$134,757	\$52,488
Construction	1,342,345	0
Construction Contingency	67,117	0
Land Acquisition	0	601,536
Legal	20,000	0
Construction Management	67,117	0
Consultant/Professional Services	75,000	0
Design Contingency	293,664	0
Total Request	\$2,000,000	\$654,024

NOTE: Acquisition is for rights of way and easements.

Alternate:

City of Tigard:

Funding Request: \$722,515

Project Name: Transportation, stormwater, water and wastewater improvements for Dartmouth Crossing South Phase 2 housing development

Project Background (Importance):

The transportation and stormwater improvements will be along the three street frontages surrounding the housing development. The water and sewer connections will also be part of the infrastructure project. The housing development will create 50 units of affordable rental housing serving persons at 60% area median income with an affordable housing covenant of 60 years. The housing development is expected to be completed by May 2028.

Project Description:

Recipient will properly procure licensed contractors to complete the water, wastewater, stormwater and transportation infrastructure for the Dartmouth Crossing South Phase 2 housing development.

Workplan:

Task	Est. Start Date	Completion Date
Engineering / Final Design	3/2025	12/2025
Permitting	1/2026	5/2026
Construction	2/2027	2/2028

Budget:

Budget Line Item	HIFP	Other Funding
Construction	\$722,515	\$0
Total Request	\$722,515	\$0

NOTE: The infrastructure work will be done in conjunction and coordination with the housing development therefore tasks such as engineering, construction contingency, etc., will be covered by the housing development budget and are not included.

Alternate:

City of Tillamook

Funding Request: \$790,503

Project Name: Wastewater main extension to connect sewer infrastructure to Tillamook Bay Commons affordable housing project

Project Background (Importance):

Wastewater extension for the Tillamook Bay Commons housing development. The workforce housing project will create 72 units of workforce rental housing serving persons at 80% - 100% area median income with an affordable housing covenant of 50 years. The housing development is expected to be completed by June 2027.

Project Description:

Recipient will properly procure licensed contractors to complete the wastewater, infrastructure for the Tillamook Bay Commons Housing Development.

Workplan:

Task	Est. Start Date	Completion Date
Engineering / Final Design	1/2026	4/2026
Permitting	4/2026	5/2026
Construction	5/2026	8/2026

Budget:

Budget Line Item	HIFP	Other Funding
Engineering / Architecture Design	\$0	\$100,000
Construction	699,459	0
Construction Contingency	58,100	0
Construction Management	32,944	0
Total Request	\$790,503	\$100,000