



**OREGON**

Department of  
Land Conservation  
& Development

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## Housing Planning Assistance – Notice of Intent to Award

*Updated: October 2<sup>nd</sup>, 2025*

The DLCD Housing Division and the Housing Accountability and Production Office (HAPO) are pleased to present this Notice of Intent to Award funding and/or consultant support to local governments that submitted proposals for housing planning assistance for the 2025-2027 biennium. Awarded jurisdictions and project titles are included in the tables below.

This year, the department received more housing planning assistance grants than it has ever received – nearly 100 applications in total. Because the total request from local governments exceeded the total funding amount allocated by the Legislature, department staff had to make difficult decisions to balance the funds available with the projects that maximize local capacity to complete critical and statutorily obligated housing-related planning work. If your project, or an element of your project, was not recommended for funding, we strongly encourage you to reach out to your Regional Representative to discuss other potential funding sources for which the project may be eligible.

Please note that this Notice of Intent to Award does not specify the amount of funding awarded to any given project. Instead, department staff will work with communities to determine the scope, deliverables, and workplan to agree to the funding level necessary to complete the given project.

In the coming days, awarded jurisdictions will receive a formal letter from DLCD notifying them about the intent to award and outlining next steps. DLCD staff and Regional Representatives will coordinate with local governments and consultant teams to develop project details to support drafting grant agreements and consultant-provided services contracts.

Thank you to all local governments for their interest and applications. The department is inspired and energized by the state's response to some of our greatest needs. More details will be sent to awarded jurisdictions shortly, but if you have questions in the interim, please feel to reach out to us at [housing.dlcd@dlcd.oregon.gov](mailto:housing.dlcd@dlcd.oregon.gov).

Sincerely,

A handwritten signature in black ink, reading "Ethan Stuckmayer".

Ethan Stuckmayer  
*Manager*  
*Housing Services Division*  
*Department of Land Conservation and Development*

A handwritten signature in blue ink, reading "Joel Madsen".

Joel Madsen  
*Manager*  
*Housing Accountability and Production Office*  
*Department of Land Conservation and Development*



## Housing Planning Assistance Grants – DLCD Housing Division

Senate Bill 5528 appropriated \$5 million to DLCD to fund local government housing planning projects including completing Housing Capacity Analyses, Housing Production Strategies, and other housing implementation plans. Additionally, HB 2347 (2025) removed a statutory prohibition that allows the department to now fund housing planning projects in the nine federally recognized tribal governments located within the state boundary.

This funding is the most flexible source appropriated to the DLCD Housing Division for the 2025-2027 biennium and is intended for both Goal 10 (Housing) and Goal 14 (Urbanization) related planning projects. The department prioritized funding projects based on three criteria: 1) statutorily required projects, 2) projects that deliver housing production where it is needed most, and 3) projects that affirmatively further fair housing and equitable outcomes.

HB 2138 appropriated \$1.5 million to DLCD to fund local government amendments to development code regulations to comply with newly adopted statutory regulations related to middle housing and other housing types. Some projects recommended for funding below are funded via the HB 2138 appropriation.

The department finds that the following projects best align with the Legislative direction and funding priorities for SB 5528, HB 2347, and HB 2138:

| Applicant                                 | Project Title   | Regional Representative | Award Type   |
|---|---|-------------------------|--------------|
| Amity                                     | City of Amity Housing Capacity Analysis   | Melissa Ahrens          | Both         |
| Astoria                                   | City of Astoria Housing Capacity Analysis   | Brett Estes             | Consultant   |
| Aurora                                    | Housing Capacity Analysis, Development Code Amendment and UGB   | Melissa Ahrens          | Both         |
| Beaverton                                 | Housing Incentives Project  | Laura Kelly             | Direct Grant |
| Bonanza                                   | Coordinated Housing and Infrastructure Planning for Bonanza: Zoning Reform, HPS Development, and Facilities Strategy              | Angie Brewer            | Consultant   |
| Burns Paiute Tribe                        | Burns Paiute Housing Capacity, Infrastructure, and Implementation Planning Initiative   | Dawn Hert               | Direct Grant |
| Canby                                     | Urban Growth Boundary Expansion for City of Canby   | Kelly Reid              | Direct Grant |
| Chiloquin                                 | Chiloquin Housing Capacity Analysis   | Angie Brewer            | Consultant   |
| Clatsop County                            | Clatsop County Housing Development Opportunity Sites Strategy   | Brett Estes             | Consultant   |
| Confederated Tribes of Grand Ronde        | Assessing the Feasibility of Expanding the Existing Wastewater Treatment Facility to Support New, Grand Ronde Reservation Housing | Melissa Ahrens          | Direct Grant |
| Coquille Indian Housing Authority         | Housing Implementation Plan   | Hui Rodomsky            | Consultant   |
| Cornelius                                 | Buildable Lands Inventory update and Housing Capacity Analysis  | Laura Kelly             | Consultant   |
| Cow Creek Band of Umpqua Tribe of Indians | Wili Housing- Housing Implementation Plan   | Josh LeBombard          | Direct Grant |



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| <b>Eugene</b>                          | City of Eugene Urban Growth Boundary Update and Affordable Housing Strategy, Part II                 | Patrick Wingard | Direct Grant |
| <b>Forest Grove</b>                    | Forest Grove Housing Capacity Analysis   | Laura Kelly     | Consultant   |
| <b>Hermiston</b>                       | Hermiston Housing Code Legislative Update  | Dawn Hert       | Consultant   |
| <b>Hillsboro</b>                       | Hillsboro Housing Production Strategy Readoption   | Laura Kelly     | Consultant   |
| <b>Hillsboro</b>                       | Hillsboro Code Amendments  | Laura Kelly     | Direct Grant |
| <b>Hood River County</b>               | Odell Urban Unincorporated Community Plan Development and Adoption                                   | Angie Brewer    | Consultant   |
| <b>Jacksonville</b>                    | City of Jacksonville Urban Growth Boundary Amendment   | Josh LeBombard  | Direct Grant |
| <b>Klamath Falls</b>                   | Klamath Falls UGB Housing Code Update  | Angie Brewer    | Consultant   |
| <b>Lafayette</b>                       | City of Lafayette Housing Capacity Analysis.   | Melissa Ahrens  | Consultant   |
| <b>Lake Oswego</b>                     | Rezoning for Housing   | Kelly Reid      | Consultant   |
| <b>Lane COG, Coburg, Cottage Grove</b> | Lane Multi-City Housing Capacity Analysis Project  | Patrick Wingard | Direct Grant |
| <b>LaPine</b>                          | City of La Pine Cagle Subdivision Master Planning: Facilitating Infill Development & Smart Growth    | Angie Brewer    | Direct Grant |
| <b>Lincoln City</b>                    | Lincoln City Housing Capacity Analysis   | Brett Estes     | Both         |
| <b>McMinnville</b>                     | Housing Production Strategy (HPS) Implementation Plan  | Melissa Ahrens  | Direct Grant |
| <b>Medford</b>                         | Middle Housing and Accessory Dwelling Unit Development Guide   | Josh LeBombard  | Consultant   |
| <b>Millersburg</b>                     | Millersburg Urban Reserve  | Patrick Wingard | Consultant   |
| <b>Milwaukie</b>                       | Housing Production Strategy Implementation: Redevelopment Strategy for Residential High Density Zone | Kelly Reid      | Consultant   |
| <b>Molalla</b>                         | Molalla UGB Boundary Amendment   | Kelly Reid      | Direct Grant |
| <b>Newberg</b>                         | Housing Capacity Analysis  | Melissa Ahrens  | Direct Grant |
| <b>Newport</b>                         | Rental Housing Maintenance Code Toolkit for Small to Mid-Size Communities                            | Brett Estes     | Consultant   |
| <b>North Bend</b>                      | North Bend Housing Implementation and Growth Planning Initiative                                     | Hui Rodomsky    | Consultant   |
| <b>Oregon City</b>                     | Oregon City Housing Capacity Analysis  | Kelly Reid      | Consultant   |
| <b>Pendleton</b>                       | Pendleton's Housing Strategy Report  | Dawn Hert       | Consultant   |
| <b>Portland</b>                        | Housing Implementation Plan: Inner Eastside Area Planning  | Kelly Reid      | Direct Grant |
| <b>Portland</b>                        | Streamlining and Facilitating Middle Housing Production (RIP III)                                    | Kelly Reid      | Direct Grant |
| <b>Prineville</b>                      | Housing Planning Assistance  | Angie Brewer    | Consultant   |



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|-------------------------|---|-----------------|--------------|
| <b>Rainier</b>          | Rainier Southeast Area Urban Growth Boundary Land Swap                    | Laura Kelly     | Consultant   |
| <b>Redmond</b>          | City of Redmond Housing Capacity Analysis and Housing Production Strategy | Angie Brewer    | Consultant   |
| <b>Sheridan</b>         | Sheridan Housing Capacity Analysis  | Melissa Ahrens  | Direct Grant |
| <b>Sherwood</b>         | City of Sherwood 2027 - 2047 Housing Capacity Analysis                    | Laura Kelly     | Direct Grant |
| <b>Sisters</b>          | Public Facilities Area Plan   | Angie Brewer    | Direct Grant |
| <b>Springfield</b>      | Springfield Housing Capacity Analysis                                     | Patrick Wingard | Consultant   |
| <b>The Dalles</b>       | City of The Dalles Development Review Audit                               | Angie Brewer    | Consultant   |
| <b>Tigard</b>           | City of Tigard Housing Capacity Analysis                                  | Laura Kelly     | Direct Grant |
| <b>Tigard</b>           | City of Tigard Housing Production Strategy                                | Laura Kelly     | Direct Grant |
| <b>Tillamook County</b> | Development of Housing Capacity Analysis & Housing Production Strategies  | Brett Estes     | Consultant   |
| <b>Tualatin</b>         | Tualatin Housing Capacity Analysis  | Laura Kelly     | Consultant   |
| <b>Umatilla</b>         | Housing Capacity Analysis   | Dawn Hert       | Consultant   |
| <b>West Linn</b>        | SDC Updates/Tax Exemptions  | Kelly Reid      | Direct Grant |
| <b>West Linn</b>        | HPS Implementation and Statutory Requirements Amendments                  | Kelly Reid      | Consultant   |
| <b>Wilsonville</b>      | Wilsonville Housing Statutory Compliance Project                          | Kelly Reid      | Direct Grant |



## Housing Planning Assistance Grants – Housing Accountability and Production Office

Senate Bill 1537 (2024 Session) appropriated the Housing Accountability and Production Office (HAPO or “Office”) \$4 million for the purpose of providing technical assistance and grants to local governments. This funding assistance is directed under section 1(2)(a) of Senate Bill 1537, and requires the Office to provide technical assistance, including assistance through grants, to local governments to: 1) comply with housing laws, 2) reduce permitting and land use barriers to housing production, and 3) support reliable and effective implementation of local procedures and standards relating to the approval of residential development projects. SB 5528 (2025) appropriated \$3.5 million to HAPO recapitalizing the initial investments from SB 1537. Some projects recommended for funding below are funded via the HB 2138 (2025) appropriation.

To date, the Office has invested approximately \$1.8 million to local governments to perform code-related work that supports the Office’s objectives. The Office will retain a portion of funding to ensure local governments are provided adequate financial assistance to comply with housing laws through the 2025-27 biennium.

HAPO finds that the following projects best align with the Legislative direction and the Office’s [policies and procedures for technical assistance and funding](#).

| Applicant            | Project Title  | Regional Representative | Award Type   |
|----------------------|--|-------------------------|--------------|
| <b>Cascade Locks</b> | Cascade Locks - Comprehensive Plan & Community Development Code: Housing Production Amendments | Angie Brewer            | Direct Grant |
| <b>Coos Bay</b>      | City of Coos Bay Policy Development Code Amendment   | Hui Rodomsky            | Consultant   |
| <b>Depoe Bay</b>     | City of Depoe Bay Housing Policy Audit & Amendments  | Brett Estes             | Consultant   |
| <b>Drain</b>         | City of Drain's Fair and Equitable Housing Update  | Josh LeBombard          | Both         |
| <b>Durham</b>        | City of Durham Housing Compliance and Clear/Objective Code Update                              | Laura Kelly             | Direct Grant |
| <b>Estacada</b>      | 2026 Estacada Development Code Update Project  | Kelly Reid              | Direct Grant |
| <b>Grass Valley</b>  | City of Grass Valley - Comprehensive Plan & Zoning Ordinance: Housing Production Amendments    | Angie Brewer            | Direct Grant |
| <b>Independence</b>  | Code Review and Revisions, SB 1537 (2024 Session)  | Melissa Ahrens          | Consultant   |
| <b>La Pine</b>       | City of La Pine Housing Development Code Audit   | Angie Brewer            | Direct Grant |
| <b>Lane County</b>   | Modern Urbanizable Lands Zoning  | Patrick Wingard         | Consultant   |
| <b>Lane County</b>   | Lane County Unincorporated Community Manufactured Home/Dwelling Park Allowance                 | Patrick Wingard         | Direct Grant |
| <b>Madras</b>        | Madras Housing Diversity & Flexibility Code Amendments   | Angie Brewer            | Consultant   |
| <b>Maupin</b>        | City of Maupin - Comprehensive Plan & Zoning Ordinance: Housing Production Amendments          | Angie Brewer            | Direct Grant |
| <b>McMinnville</b>   | Housing Code and Development Process Update  | Melissa Ahrens          | Direct Grant |



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| <b>Metolius</b>       | City of Metolius - Comprehensive Plan & Zoning Ordinance: Housing Production Amendments                  | Angie Brewer    | Direct Grant |
| <b>Monroe</b>         | City of Monroe One-Time UGB Expansion – SB 1537 Implementation   | Patrick Wingard | Direct Grant |
| <b>Mosier</b>         | City of Mosier - Comprehensive Plan & Zoning Ordinance: Housing Production Amendments                    | Angie Brewer    | Direct Grant |
| <b>MWVCOG</b>         | Development Code updates   | Melissa Ahrens  | Direct Grant |
| <b>Ontario</b>        | Conforming Development Code Amendment  | Dawn Hert       | Consultant   |
| <b>Philomath</b>      | Development and Zoning Code Updates  | Patrick Wingard | Direct Grant |
| <b>Rockaway Beach</b> | City of Rockaway Beach Policy Development Code Amendment   | Brett Estes     | Consultant   |
| <b>RVCOG</b>          | Rogue Valley Statute-Mandated Development Code Amendment Assistance                                      | Josh LeBombard  | Direct Grant |
| <b>Shady Cove</b>     | City of Shady Cove - Model Development Code Adoption, GIS, and Artificial Intelligence (AI) Integration. | Josh LeBombard  | Direct Grant |
| <b>Shaniko</b>        | City of Shaniko - Comprehensive Plan & Zoning Ordinance: Housing Production Amendments                   | Angie Brewer    | Direct Grant |
| <b>Siletz</b>         | Housing for All: Siletz Housing Code Update  | Brett Estes     | Direct Grant |
| <b>Silverton</b>      | City of Silverton Development Code Update  | Melissa Ahrens  | Direct Grant |
| <b>Sisters</b>        | Development Code Audit and Amendments  | Angie Brewer    | Consultant   |
| <b>Talent</b>         | City of Talent Housing Development Initiative  | Josh Lebombard  | Direct Grant |
| <b>Turner</b>         | Code Updates to Conform with new State Housing Laws  | Melissa Ahrens  | Direct Grant |
| <b>Umatilla</b>       | Development Code Updates   | Dawn Hert       | Direct Grant |
| <b>Veneta</b>         | City of Veneta Downtown Master Plan Update - Housing Focus   | Patrick Wingard | Consultant   |
| <b>Wasco</b>          | City of Wasco - Comprehensive Plan & Zoning Ordinance: Housing Production Amendments                     | Angie Brewer    | Direct Grant |
| <b>Yachats</b>        | Continued Code Amendments  | Hui Rodomsky    | Consultant   |