



# City of North Bend

P.O. Box B • North Bend, OR 97459-0014 • 541.756.8500 (o) • 541.756.8527 (f)

Thursday, May 8, 2025

## **RE: Support for North Bend Housing Infrastructure Package—Request for \$953,100 Lottery-Bond Allocation (Simpson Village, Liberty Street, & Pittam Loop)**

Honorable Members of the Joint Committee on Ways and Means, Subcommittee on Capital Construction:

North Bend sits at the mouth of Coos Bay, a working-waterfront community where every new home unlocks family-wage jobs, school funding, and stability for South Coast employers. Today we respectfully request \$617,300 in lottery-bond proceeds for Simpson Village and Liberty Street, and \$335,800 in General Fund support for Pittam Loop — a total of \$953,100 — to complete shovel-ready infrastructure for three Hayden Homes partnerships that will bring **27 attainable units** online while leveraging local land-bank contributions and private capital.

<b>Project</b>	<b>Units</b>	<b>State Request</b>	<b>Funding Instrument</b>	<b>Local/Private Match</b>
Simpson Village (U.S. 101 & Pittam Loop)	12	\$335,800	Lottery Bonds	\$106,000
Liberty Street (Liberty & Lockhart)	6	\$281,500	Lottery Bonds	\$57,000
Pittam Loop (U.S. 101 & Pittam Loop)	9	\$335,800	General Fund	\$106,000
<b>Totals</b>	<b>27</b>	<b>\$953,100</b>		<b>\$269,000</b>

### **Why this modest investment matters statewide**

1. Directly advances Oregon’s housing-production targets by adding starter-family and workforce homes at price points the South Coast has been missing for over a decade.
2. Turns publicly owned land into tax-generating neighborhoods. North Bend’s land bank conveys the sites at no cost, reducing state risk to under 12 percent of total development value.
3. Ready, risk-managed, and contractually locked in: Preliminary engineering, environmental reviews, and permitting schedules are complete; the sole missing piece is vertical-infrastructure financing.
4. Multiplies private investment—Hayden Homes will shoulder vertical construction costs estimated at over \$7 million.
5. Aligns with bipartisan regional priorities identified by the Coos County Housing Action Plan and supported unanimously by the North Bend City Council.



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## Accountability and timeline

Authorizing the requested funds in the 2025-27 biennium allows bidding within 12 months of availability and delivery of finished homes by October 2029. North Bend will comply with BOLI prevailing-wage requirements and provide quarterly expenditure reports and a final close-out audit to give the Legislature full visibility.

## Request

On behalf of the residents and businesses of North Bend, I urge the Subcommittee to include the requested \$953,100 in the Capital Construction bill—\$617,300 in lottery bonds for Simpson Village and Liberty Street, and \$335,800 General Fund support for Pittam Loop. A yes vote keeps South Coast families housed, employers staffed, and Oregon's economy growing—exactly the outcomes this committee strives to achieve.

Thank you for your consideration and for your steadfast commitment to balanced statewide investment.

Respectfully submitted,

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