NORTH CENTRAL OREGON
ATTAINABLE HOUSING DEVELOPMENT FUND

CHECKLIST
Updated June 2026

Checklist Role:

Checklist will be the measure which project proposals will be evaluated in meeting the intended goals for the Attainable Housing Development Fund. The checklist evaluation and comments provided by MCEDD staff will be included in the proposal to the MCEDD Loan Administration Board in evaluating funding requests. Funding will be awarded on a competitive basis.

Background:

The North Central Oregon Attainable Housing Development fund is designed to provide loan resources to address a shortage of quality housing stock at price ranges and rental levels which are commensurate with the financial capabilities of workers and households in the region. The purpose of the fund is to provide funding for gap lending to aid in addressing the North Central Oregon regional attainable housing challenge. Uses are intended to include pre-construction, rehabilitation and loan guarantees. Goals for the fund include development of tangible assets through housing development, providing opportunities for those in the region to live where they work and supporting from 0% up to 120% median family income ("MFI").

Funding Requirements and Focus Areas

Projects must meet all of the following criteria:

- ☐ Project is located in one of the target counties (Gilliam, Hood River, Sherman, and/or Wasco County).
- ☐ Project will result in real property assets or rehabilitated property through housing development.
- ☐ Project is sponsored by a city or county. List city/county sponsor(s): _____
- ☐ Project conforms with Policies & Procedures Sections 2:4 and 2:5 regarding eligible and ineligible project costs.
- ☐ Project conforms with Policies & Procedures Section 2:3:a regarding loan size.

Projects will be evaluated as to the degree they meet additional program goals:

- ☐ Project funds housing development meeting the needs of individuals at 0 – 120 % of median family income. At least 90% of the housing units will be required to meet this standard for the life of the loan.
- ☐ Project provides opportunities for those in the North Central Oregon region (Gilliam, Hood River, Sherman, and/or Wasco County) to live where they work.
- ☐ Attention should be given to geographic distribution of loan with preference for at least one award in each sponsoring county (Gilliam, Hood River, Sherman, and Wasco).
- ☐ Project begins to "close gap." Providing special attention on transitioning from affordable housing (under 61% MFI) to the middle market (61 – 120% MFI).
- ☐ Project has significant financial leverage.
- ☐ Project moves the needle for a community. Project makes a significant difference in housing inventory in a given community.
- ☐ Project incorporates innovative design standards. Project incorporates sustainable design standards.