



Senate Committee on Housing & Development
Oregon State Legislature
900 Court Street NE
Salem, OR 97301

Dear Chair Jama and Members of the Committee,

RootedHomes supports the essential investments included in Senate Bill 1530. This funding will keep Oregonians housed, support infrastructure for affordable homes and support healthy home improvements for renters and homeowners.

However, RootedHomes is disappointed to see the removal of the \$15 million investment in additional homeownership development support. RootedHomes is actively working to meet Governor Kotek's demands to increase housing supply by building energy efficient homes for low-to-moderate income Oregonians. RootedHomes currently has 5 parcels of land in Deschutes, Crook and Jefferson County that we've identified for 150 affordable homes. Cutting this supplemental \$15 million in funding significantly increases our development timeline because we will have to stagger these projects over the next three to five years based on the availability of LIFT funding for Homeownership. Meeting Governor Kotek's housing production goals, especially in rural areas, requires significant investment in affordable homeownership today.

Removing this \$15 million dollar investment is incredibly disappointing because it directly conflicts with work to close the racial wealth gap through homeownership. The Joint Advisory Task Force on Addressing Racial Disparities in Homeownership recommended robust investments in homeownership development to close the gap in homeownership rates among BIPOC communities in Oregon. Increasing Homeownership rates among BIPOC families is a priority for RootedHomes. Last week, we gave keys to 7 new homeowners, 71% were first-generation homeowners and 57% were BIPOC households. These 7 homeowners were able to purchase these homes for \$200,000, due to \$100,000 per unit in funding from LIFT Homeownership and supplemental funds. Through the Community Land Trust model, these one-time public investments will ensure that these homes will remain affordable and create stable housing for future generations of low-income households. **We urge you to support this \$15 million investment to help first-generation homeowners and BIPOC households create housing stability, lower their monthly housing payments and start building generational wealth.**

RootedHomes supports the \$5 million for the Oregon IDA Initiative. However, we are disappointed that the full **\$10 million was not included because that investment is the level the State needs to support current service levels.** RootedHomes utilizes the IDA account for our homebuyers to leverage their own savings to cover closing costs, which can amount to \$8,000-\$11,000. Without ongoing investment in this asset-building tool, homeownership of even

permanently affordable homes becomes only attainable for those who already have a robust savings account.

RootedHomes strongly supports Senate Bill 1530 but strongly encourages you to reconsider the changes you've made towards investment in affordable homeownership in the -3 amendment. Thank you for your consideration of our thoughts and thank you for your work towards our collective goals of creating more housing.

Tess Spellacy
Homeownership Program Manager
RootedHomes