



ROOTEDHOMES
BUILDING SUSTAINABLE COMMUNITIES

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Oregon State Capitol
900 Court St NE
Salem, OR 97301

February 20, 2025

Re: Support for HB 3090

Chair Marsh, Vice-Chairs Anderson and Breese-Iverson, & Members of the Committee:

RootedHomes urges your support for HB 3090 which will help fund the Homeownership Development Incubator Program (HDIP). The following are my remarks given orally at your hearing on the bill, February 19, 2025:

RootedHomes is central Oregon's community land trust. We serve Deschutes, Jefferson and Crook Counties, developing and selling permanently affordable for-sale homes to families earning 80% or less of the area median income (AMI). We've developed 17 homes so far, all in Bend. And we have another 80 under construction in Bend and Redmond. We also have concepts for three projects with nearly 90 homes in Redmond and Prineville.

Today I want to talk to you about our Prineville project in Crook County. Our concept has 24 homes total, all family-sized three and four bedrooms. We have land rights and have done enough pre-development work to potentially propose to the current LIFT Notice of Funding Availability. The city of Prineville is even kicking in some of its own money to help fund some of the infrastructure for the project.

But we can't move this project any further along, for now.

The cost to build homes in Crook County is roughly the same as in Deschutes, but incomes are about 20% lower, according to OHCS. That means at the 80% AMI LIFT threshold the homes would sell for about 20% less than in Deschutes County, generating 20% less in sales proceeds. For this Prineville project that means an approximately \$2 million dollar gap. Much too much to fill on our own.

Funding from the HDIP could be what makes this project happen. Not just in Prineville, but I imagine in Jefferson County where our next project is planned. And I imagine this phenomenon is similar in other rural counties in the state.

Thank you for your consideration and service.

Karl Dinkelspiel
Deputy Director