



February 25, 2025

House Committee on Housing and Homelessness
Oregon State Capitol
900 Court St NE
Salem, OR 97301

Re: Support for HB 3031

Dear Chair Marsh, Vice-Chair Breese-Iverson, Vice-Chair Andersen, and Members of the Committee,

Bend-Redmond Habitat for Humanity urges your support of the -1 amendment and HB 3031. On a daily basis, we see firsthand the urgent need for affordable housing solutions, and this bill presents a transformative opportunity to unlock much needed housing production across the state.

The Westcliff Homes project in Redmond, our largest development to date, will deliver 60 affordable homes to working families. However, without access to funding for water, sewer, stormwater, and transportation infrastructure, this project, and the stability it promises for hardworking families, will be delayed. HB 3031 will ensure that we can break ground, create homeownership opportunities, and contribute to the local economy without unnecessary roadblocks.

Historically, our model at Bend-Redmond Habitat for Humanity has been to cash-flow infrastructure costs for our developments when projects were smaller, typically under 20 homes. This approach allowed us to manage costs incrementally and ensure affordability for the families we serve. However, as we scale up to meet the growing housing needs of our community and take on multiple developments simultaneously, this model no longer pencils out. The upfront costs of infrastructure are too high for nonprofit developers like us to shoulder alone, creating bottlenecks in housing production.

We need dedicated tools to address these infrastructure challenges, and HB 3031 would provide exactly that. This bill would make a measurable difference for both our organization and the broader community by allowing us to deliver homes more efficiently, serve more families, and ensure that our community's workforce has access to stable, affordable homeownership opportunities.

Thank you for your consideration and service.

A handwritten signature in black ink, appearing to read "Carly Colgan".

Carly Colgan
Chief Executive Officer
Bend-Redmond Habitat for Humanity

We build strength, stability, and self-reliance through affordable homeownership

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