

Submitter: William Mohring
On Behalf Of: Habitat for Humanity
Committee: Joint Committee On Ways and Means Subcommittee On
Capital Construction
Measure, Appointment or Topic: SB5505

4/17/25

Joint Ways and Means Subcommittee on Capital Construction
Oregon State Capitol
900 Court St NE
Salem, OR 97301

Re: Support for LIFT Homeownership investments in SB 5505

Dear Co-Chairs Girod and Nosse, and Members of the committee:

My name is William Mohring, and I am writing on behalf of Mohring Realty Group and Habitat for Humanity to express our strong support for the LIFT Homeownership investments included in SB 5505.

Habitat for Humanity is part of the Unlocking Homeownership Coalition, a group of more than 40 nonprofit and for-profit organizations working together to expand first-time homeownership access for thousands of Oregonians. Homeownership is the key to building household stability, generational wealth and strong communities, yet it remains out of reach for far too many Oregon households. We are pushing for smart, people-focused investments and policies in 2025 that will make a meaningful difference in addressing our state's housing crisis.

The LIFT Homeownership Program directly supports three key priorities of the Statewide Housing Plan: Rural Communities, Homeownership, and Housing Justice. With a focus on increasing housing supply, LIFT funds facilitate new construction or the conversion of existing non-housing structures with housing units. This program stimulates the rapid development of multi-home sites, with units ready for sale within 36 months of receiving a funding reservation.

To date, Oregon Housing and Community Services has leveraged LIFT Homeownership funding to stimulate the construction of 963 permanently affordable, entry-level homes across the state. LIFT has helped many affordable homeownership developers to triple their production of new homes. The majority of LIFT Homeownership-funded developments include homes designed to accommodate larger households, with up to five bedrooms per home. All homes built under this

program meet strict energy efficiency standards and often accommodate aging in place.

A new \$100.9 million investment will further expand the pipeline of permanently affordable homeownership opportunities under development in Oregon communities.

Thank you for your leadership and service,

William Mohring
Principal Broker/Owner, Mohring Realty Group
Volunteer, Habitat for Humanity