



February 12, 2026

Attn: Co-Chair Girod, Co-Chair Nosse, and members of the Joint Ways & Means Subcommittee on Capital Construction

RE: Bonds for LIFT Homeownership

Dear Co-Chair Girod, Co-Chair Nosse, and members of the Committee,

On behalf of Hayden Homes, I am writing to urge the Legislature to allocate \$100 million in General Obligation Bonds for the LIFT Homeownership Program in Senate Bill 5702. LIFT Homeownership is one of Oregon's most effective tools for creating permanently affordable homes for first-time buyers.

At Hayden Homes, we know that expanding access to homeownership empowers households to build financial stability and break the cycle of generational poverty. Affordable homeownership is essential to the long-term health of our communities, our economy, and our state. In cities across Oregon, teachers, health care workers, service workers, tradespeople, and other valuable members of our workforce cannot afford to live where they work.

LIFT investments are a responsible and long-term investment of public dollars. Many LIFT-supported homes are placed in community land trusts or structured with deed restrictions to remain affordable long term, serving multiple income-qualified buyers over time. This single public investment can support generation after generation of homeowners, creating lasting community assets rather than temporary relief. With LIFT funding, affordable housing can be a kind of infrastructure built for future Oregonians.

Local affordable homeownership developers have shovel-ready projects in our region today. Every \$1 million invested through LIFT supports the construction of approximately five new homes, leveraging additional local and private funding. A \$100 million investment would help create roughly 500 homes statewide — homes that remain affordable and continue delivering public benefit for decades.

This level of investment reflects the scale of Oregon's housing production gap. We are significantly behind in meeting demand, and catching up requires bold, targeted action. LIFT represents a long-term capital investment in stable communities, workforce retention, and generational opportunity.

Please include \$100 million for LIFT Homeownership in SB 5702.

Sincerely,

Jenn Kovitz

Community Engagement & Government Affairs Manager

Hayden Homes

jenn.kovitz@hayden-homes.com