



We build strength, stability, self-reliance and shelter.

February 13, 2026

To: Joint Committee On Ways and Means Subcommittee On Capital Construction

RE: Support for SB 5702 – Seeking additional General Obligation Bonds for LIFT Homeownership

Dear Co-Chair Girod, Co-Chair Nosse and Members of the Committee:

My name is Shannon Tenant and I am the Executive Director of Habitat for Humanity of Oregon. On behalf of our organization and the 23 local Habitat for Humanity affiliates building and repairing homes across the state, we are testifying in strong support of Senate Bill 5702. We urge you to allocate additional **Article XI-Q General Obligation Bonds to support LIFT Homeownership**. This program is easy to scale—and the number of shovel-ready, permanently affordable homeownership developments planned across Oregon is more than double the \$100 million included today in SB 5702.

At Habitat for Humanity of Oregon, we strengthen the systems, resources and know-how needed to expand access to stable and affordable homeownership statewide. Becoming a homeowner allows families and individuals to establish deep roots in their communities. Children who remain in the same school district year after year have greater opportunities to thrive academically. Habitat homeowners can rest assured that their monthly housing costs are predictable and affordable, laying a strong foundation for economic resilience in uncertain times. Homeownership is key to building household stability, generational wealth, and strong communities, yet it remains out of reach for far too many Oregon households.

Oregon's investment of \$100 million—and hopefully more—in Article XI-Q General Obligation bonds in the Local Innovation and Fast Track (LIFT) Homeownership program will expand the supply of homes affordable to Oregonians who earn up to 80% of the area median income (AMI). This program stimulates the rapid development of multi-home sites, with homes ready for sale within 36 months of receiving a funding reservation. Program improvements implemented last year have ensured that this supply accelerator catalyzes rural homeownership development, as well as in more populous areas.

The Homeownership Division at Oregon Housing and Community Services reports that the LIFT Homeownership NOFA (Notice of Funding Availability) released 11 days ago is already oversubscribed. Since Feb. 2, 2026 affordable homeownership developers have already submitted applications exceeding the \$100 million for LIFT Homeownership included in SB 5702 for this biennium.

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.

Every \$1M in LIFT supports the construction of 5 new homes. With an additional \$100M we could see 500 more new homes built across the state. Please fund this proven program, and make first-time homeownership a reality for mortgage-ready families throughout Oregon

Thank you for your dedication and service to Oregonians,

A handwritten signature in blue ink that reads "Shannon M. Tennant".

Shannon M. Tennant (FKA: Shannon M. Vilhauer), Executive Director