



RE: SB 5701

Co-Chairs and Members of the Subcommittee:

My name is Brian Tibbetts. I serve as Board Treasurer of Our Home, Inclusive Community Collaborative, where I have been a volunteer for five years. In my professional life, I consult with nonprofit organizations across Oregon and Washington, helping them build the financial strategies and funding structures needed to turn their mission into reality.

I'm writing this testimony to support the \$1.4 million capital construction funding request for our Cathedral Park Cohousing development.

Consider what this committee is being asked to fund: \$1.4 million of a \$13.4 million project that is already 90% capitalized—with committed pre-sales, a community land trust structure that guarantees permanent affordability for almost half of the units, and a development team with a proven track record. The return on that legislative investment includes 23 universally designed homes and a self-sustaining model that requires no ongoing public subsidy once built.

This is not a request for a handout. It is a request to complete what Oregon has already started. I have spent my career working with organizations doing the most consequential work I know—housing people, protecting land, and feeding families. I volunteer with OHICC because this project sits at the intersection of all of it. It is fiscally disciplined, community-rooted, and replicable. The mixed-income model it demonstrates could reshape how Oregon approaches affordable homeownership for generations, and be a model for how people with Intellectual and Developmental disabilities are welcomed into communities.

The window to act is narrow. Without gap funding committed by the end 2026, the OHCS LIFT commitment is lost—and with it, every dollar of public and private investment already made. I respectfully urge your support for the \$1.4 million capital construction funding request to Cathedral Park Cohousing. The mission is urgent. The moment is now.

Thank you.

Brian Tibbetts, Board Treasurer | Our Home, Inclusive Community Collaborative
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