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Subject: Comment Submission: OAR 660-039-0070(3)
Date: Monday, January 12, 2026 12:09:15 PM

Name: Jill Sherman

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Rule: OAR 660-039-0070(3)

Organization or affiliation (optional): Edlen & Co

Comment: I am writing in support of the Rulemaking Petition submitted by the City of Redmond. I am part of the development team working on the Northpoint project. Our development plan includes a variety of housing types, tenure and affordability including affordable for-sale and rental as well as market-rate for-sale and rental product. We are partnering with local nonprofits to deliver the affordable units and are committed to a development that, when complete, will include at least 30% of the units affordable at or below 80% area median income. The Rulemaking Petition provides needed flexibility to account for the realities of funding for affordable housing, where it can take multiple years to put together the necessary sources. The first phase of the development is 30 affordable homeownership units in partnership with RootedHomes. If the Rulemaking Petition is approved, we will be able to move forward with market-rate ownership and rental projects while we work on funding for the affordable rental housing in partnership with Housing Works as well as a second phase of affordable ownership units. Oregon needs more housing at all levels of affordability, and the proposed Rulemaking Petition will further this goal while not reducing the ratio of affordable units or the commitment to providing the affordable housing prior to completion of the pilot project.