



# HACSA

Housing And Community Services Agency of Lane County  
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EQUAL HOUSING  
OPPORTUNITY

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May 6, 2015

Capital Construction Sub-Committee of Ways and Means  
Oregon Housing and Community Services Bond Package

Co-Chair Girod, Co-Chair Read, Members of the Committee:

I am Jacob Fox, Deputy Director of the Housing Authority and Community Services Agency (HACSA), which acts as the housing authority for Lane County, the City of Eugene and the City of Springfield. I am writing to express my strong support for the proposal to build Oregon's future by supporting a historic investment of \$100 million for affordable homes for families with low incomes.

We know that our communities can not succeed without affordable homes. Eugene and Springfield, like many parts of the state, are facing unprecedented demand for housing. Vacancy rates are less than 2% in our community and finding decent, affordable housing is an extreme hardship and challenge to our low income families. As an example, our agency is seeing an enormous difficulty in placing residents into housing using Section 8 rental assistance vouchers because the price to rent affordable housing is above what the Section 8 program allows.

When housing can be located in Lane County a minimum wage earning family would need to work 72 hours per week to afford a 2 bedroom apartment. Even worse every classroom in Lane County has a student that has been homeless in the last year.

We can help solve this problem by building homes affordable to families with low incomes. In the process, we can strengthen Lane County's communities, and boost local economies. The proposed \$100 million housing development bond package will allow us, as a housing developer, to be innovative, flexible and sensitive to our community needs. Statewide, the funds will build an estimated 3,000 to 4,000 new homes, which could affordably house 12,000 to 16,000 people. We look forward to seeing the impact we could have here in Lane County.

The Governor's proposed investment in housing opportunity has us in Lane County already planning for where we will use these funds to address needs. In the Eugene/Springfield we think that Tiny Homes could be built with these funds and help address the need in the metro area. In areas like Oakridge and Creswell we think 10 unit apartment buildings could help address the need in our smaller rural communities. HACSA is planning to leverage these funds

by placing Project Based Section 8 vouchers in affordable housing developments. For every Project Based Voucher placed into affordable housing developments will mean that families in these homes will receive over \$5000 of rental subsidy over a year. This rental assistance will allow these families to have additional income for medication, food, school supplies, childcare and other critical needs for low income families.

My organization, and my community, like dozens of communities throughout the state, is ready to unleash the ingenuity, innovation and hard work that have defined Oregon for centuries. We can choose to invest in people and create a better future for the next generation. We urge your support for this proposed historic investment in homes for Oregon.

Thank you for your service to Lane County and to the great state of Oregon.

Sincerely,

Jacob Fox  
Deputy Director